

ORDINANCE (1997) 186 ZC 419
Effective: September 2, 1997

Z-60-97 Creedmoor Road, east side, north of Lynn Road and west of Colony Court, being Wake County Tax Parcel 0797.15 52 0098. Approximately .7 acre rezoned to Office and Institution-1 Conditional Use.

Conditions: 7/18/97

1. Reimbursement for future right-of-way dedication for Creedmoor Road shall be based on R-4 values.
2. Applicants will comply with Planning Commission Certified Recommendation 7107 (stormwater runoff controls).
3. Limit the intensity of O&I development:
 - a) F.A.R. no greater than .33;
 - b) maximum building height of two stories (29 ft.).
4. Transition yard of 25 ft. along common property line of lots with PIN numbers 0797.15 53 2161, 0797.15 52 2995, 0797.15 52 1991 shall be provided with landscaping required by City Code:
 - a) 144 evergreen shrubs that will grow to 6 ft. or more;
 - b) 13 evergreen trees that will grow to 35 ft. or more;
 - c) addition of 6 ft. high closed wood fence.
5. The exterior building and parking lot lighting to be shielded so as to produce no direct glare on adjoining property zoned a residential district.
6. A cross-access agreement will be provided to adjacent lots with PIN Numbers: 0797.15 52 1829 and 0797.15 53 1205.