

Ordinance 717 ZC 471
Effective 1/18/00

Z-108-99 Area bounded by Hargett Street, North Bloodworth Street and East Martin Street, being various Wake County PIN Maps and parcels. Approximately 1.7 acres rezoned to Office and Institution-1 Conditional Use. (The existing Downtown Residential Housing Overlay District will remain unchanged.)

Conditions: (12/22/99):

1. The eastern side of the rezoned property fronting Bloodworth Street shall remain residential in use and character to a minimum depth of 55' into the rezoned property.
2. Site lighting shall be "cut-off" fixtures with a maximum of 4/10's foot-candle of light at the residential property lines. Light source (bulb) shall be shielded from off-site view.
3. The two pecans and one oak tree located on site shall be retained and actively protected with the use of tree protection fencing as per City of Raleigh requirements. Each tree shall be separated from vehicular traffic by concrete or wooden curbing and a minimum of 300 square feet of planting area.
4. Access to the parking area shall be limited to one access point from Martin Street, one access point from Hargett Street and one access point from Bloodworth Street. Access points to existing or future residential lots shall be limited to one per dwelling.
5. The owner shall submit the parking lot for Preliminary Site Plan Approval to insure that the Planning Commission and City Council review all security, lighting, buffers and screening measures and alternate means of compliance for the parking area prior to issuance of site plan approval.
6. The maximum number of parking spaces outside of the 55 foot residential area shall be 92 spaces. Parking within the 55 foot residential area shall be associated with residential use only and shall comply with City of Raleigh requirements.