

Z-9-99 Falls of Neuse Road, north side, east of Honeycutt Road, being Wake County Tax Map Parcels 1718 21 4035 and a portion of 1728 21 7462. Approximately 3 acres rezoned to Office and Institution-2 Conditional Use, according to a topographical survey drawn by Cooper and Associates, dated 9/29/98, on file in the Planning Department.

Conditions: (02/25/99)

A. Development of property shall comply with Planning Commission Certified Recommendation No. 7107.

B. The following uses, otherwise permitted under O&I-2 CUD, shall be prohibited:

- (1) emergency shelter;
- (2) airfield landing strip and heliport;
- (3) manufacturing-specialized;
- (4) correctional/penal facility
- (5) outdoor stadium, outdoor theater, outdoor race track.

C. All HVAC units, mechanical equipment and refuse containers shall be screened by fencing from view from any adjacent residential zoning district or any public street right-of-way.

D. Any off development on this property shall be limited to a maximum floor area ratio (FAR of .75).

E. Reimbursement for future right-of-way dedication shall be based upon pre-existing zoning, Rural Residential.

F. Outside transition yards, freestanding exterior lighting located on the subject property shall not exceed twenty (20 feet in height. No exposed bulbs shall be utilized and there shall be no direct light into any residential zoning district.

G. An offer of cross access will be made to the property owner to the south, identified by Wake County PIN 1718.18 21 7156, and the property to the west, identified by Wake County PIN 1718.17 21 2033, prior to the issuance of a building permit.