

Z-14-90 Six Forks Road, west side, opposite Ammons Drive, being a portion of Parcel 1113, Tax Map 351, rezoned to Office and Institution-1 Conditional Use, according to map on file in the Planning Department.

Conditions:

When the proposed parking area is installed, the following conditions will be met:

A. A transitional protective yard (T.P.Y.) will be provided along the entire length of the southern property line where the conservation buffer zoning is to be removed. The T.P.Y. will vary in width but it will be wider than the standard 20' wide T.P.Y. that is required by the Landscaping Ordinance. The configuration of the T.P.Y. to be provided is illustrated on Exhibit A attached as a part of these conditions.

B. A 6' high wooden fence will be provided within the portion of the T.P.Y. that abuts the proposed parking lot area addition. A typical elevation illustrating this fence is shown on Exhibit D attached as a part of these conditions.

C. Plantings within the T.P.Y. shall be at the rate of 40 shrubs per 100 lineal feet with the size of the shrubs to be 24 to 36" in height. Trees will be provided at the rate of 7 per 100 lineal feet with credit received for existing trees that are retained.

D. Ornamental vines shall be planted along the parking lot side the fence. The fence shall be designed to accommodate the attachment of the vines to it.

E. At the Six Forks Road end of the T.P.Y., additional plantings may be installed outside of the T.P.Y. to supplement the existing landscaping in this area and to provide some screening of the proposed parking area. These plantings are illustrated on the planting plan attached as Exhibit A and included as a part of these conditions.

F. A tree survey has been conducted to inventory all trees 6" in diameter and larger in those portions of the T.P.Y. where filling will occur to accommodate the proposed parking area addition. The landscaping plan attached as Exhibit A and incorporated as a part of these conditions illustrates the results of this tree survey.