

Z-92-96 Jones Franklin Road, east side, between Wayne Street and I-40, being Map 0783.17 01 6359 and 7155, approximately 2.8 acres rezoned to Office and Institution-1 Conditional Use on both parcels with Special Highway Overlay District-2 on Parcel 0783.17 01 6359. (The Special Highway Overlay District-1 is to remain on Parcel 0783.17 01 7155)

Conditions:

1. Upon development the rate of stormwater discharge will comply with CR 7107.
2. The minimum width of the streetyards along Jones Franklin Road and Wayne Street shall be 10 feet.
3. The streetyard along Wayne Street shall contain twenty-two (22) evergreen shrubs that will attain a height of six (6) feet in three growing seasons except in locations where said shrubs may be in conflict with sight triangles as determined by the City Transportation Department according to the provisions of the "Policy on Street Driveway Access to North Carolina Highways", and one shade tree every thirty (30) linear feet.
4. A transitional protective yard with a minimum width of 20 feet (unless a wider yard is required) containing all evergreen trees and shrubs and a six (6) foot high closed wooden fence (treated lumber) shall be installed along the entire length of the common boundaries of the subject parcels (0783.17-01-6359 and 0783.17-01-7155) and the adjacent parcels (0783.17-01-8359, Nissan and 0783.17-11-0105, Westridge Townhouses). (Evergreen trees shall be either Southern Magnolia, Virginia Cedar, Virginia Pine, Laurel Oak or combination thereof.)
5. The value for additional right-of-way on Jones Franklin Road to comply with City development regulations shall be at the prevailing rate based upon R-4 zoning.
6. Building heights shall be limited to a maximum of thirty-five (35) feet.
7. All required tree plantings in the SHOD protective yard on subject Parcel PIN # 0783.17-01-7155 shall match the master street tree plan for this location.