

Ordinance 569 ZC 457
Effective 6/1/99

Z-39-99 Mine Lake Court and Six Forks Road, northeast intersection, being Wake County Tax Map Parcels 1707.15 53 3928 and 54 5115. Approximately 2 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: 5/5/99

A. Development shall comply with the provisions of CR-7107 of the Raleigh Planning Commission.

B. Building Lot Coverage (BLC) for the proposed development shall not exceed twenty-three (23%) percent.

C. The Floor Area Ratio (FAR) for the proposed development shall not exceed .46.

D. Building shall be limited to two (2) occupied stories and a maximum of thirty-eight (38') feet in height.

E. All Residential uses otherwise allowed in O&I-1 Districts (as defined in the Table of Permitted Uses) shall be prohibited.

F. There shall be no driveway out from parcel 1707.15 53 3926 to Six Forks Road.

G. Street Yards on Six Forks Road and Mine Lake Court shall be planted with natural trees at a rate of 2.5 shade trees; one understory tree; and ten (10) shrubs per 100 linear feet. Sizes of understory trees and shrubs shall conform to the standards in SHOD-1 overlay district. Shade trees shall meet the requirements of City Code Section 10-2082 5(c)(3).

H. A landscaped yard averaging ten (10) feet in width shall be provided along the lake front portion of the common boundary between the subject parcel and parcel PIN# 1707.15 54 4643. This yard shall be planted with two (2) natural trees per 100 linear feet or a portion thereof, one (1) understory tree per 50 linear feet and ten (10) evergreen shrubs per 100 linear feet. Shrubs shall attain a mature height of five (5') feet. At the time of installation, all trees and shrubs for this yard shall meet the minimum sizes set forth in the SHOD-1 overlay district.