

ORDINANCE (1997) 116 ZC 412
Effective: May 20, 1997

Z-32-96 Harden Road, south side, opposite Rexview Court, being Map 0785.20 80 2707. Approximately 3.0 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (8/29/96)

1. Stormwater control shall be in accordance with Raleigh Planning Commission C.R. 7107.
2. All refuse container(s) and heating ventilation and air-conditioning units shall be screened so as not to be visible from the Harden Road right-of-way or adjacent residentially zoned property.
3. Development on this property shall be consistent with the Rexwoods Office development to the north in that buildings shall have red brick facades and share architectural features.
4. Office and Institutional-3 type street yards shall be provided and maintained along Harden Road.
5. Any additional right-of-way needed for Harden Road shall remain at current Residential-4 value for reimbursement purposes.
6. Building heights shall be limited as follows:
 - a. One building may have a maximum height of 48 feet;
 - b. All other buildings will have a building height of 36 feet or less;
 - c. Building height will be measured from the top of the curb of Harden Road to the top of the roof. Mechanical equipment and mechanical equipment screens on the roof and stair enclosures to the roof, if any, will not be included in this height.
7. The ratio of land area covered by buildings, drives, parking and walks to the whole parcel shall be no greater than 70%.
8. Floor areas of buildings to land area shall not exceed 45% or an F.A.R. of 0.45.
9. Future residential use of this property shall be limited to a congregate care facility.