

Ordinance No. (2013) 167ZC686

Adopted: 4/2/13 – Effective: 4/2/13

Z-1-13 – Jones Franklin Road located on the east side of Jones Franklin Road at its intersection with Centerville Road. Approximately 1.92 acres are to be rezoned from Residential-4 -to Office and Institution-1 Conditional Use District.

Conditions Dated: 3/30/13

Narrative of conditions being requested:

As used herein, the “Property” means and refers to that certain tract or parcel of land containing approximately 1.924 acres, located along Jones Franklin Road between I-440 and I-40 across the northern part of Centerview Dr. in the City of Raleigh, NC, and having Wake County Parcel Identification Number 0783-12-2932 (Deed Book 9292, Page 2258). The current zoning for the Property is R-4, the requested zoning is O&I-1 with the following conditions attached:

A) The following uses shall be prohibited on the Property:

- Cell phone towers
- Cemetery
- Residential Institution
- Civil Club
- Funeral Home
- Hospital
- Libraries and Museums (both public and private)
- School

B) The maximum residential density on the subject property shall not exceed 14 dwelling units per acre.

C) Prior to the issuance of a building permit or prior to the recordation of a subdivision plat for the Property, whichever event first occurs, the owner of the Property shall cause to be recorded in (the Wake County Registry an offer of Cross-access over an upon of the Property in favor of the owner of that parcel immediately north of the Property with Wake County PIN 0783-13-2295 (Deed Book 02987, Page 0482).

Ordinance No. (2013) 167ZC686
Adopted: 4/2/13 – Effective: 4/2/13

D Site area lighting shall be located to minimize spill over lighting toward the adjacent residential properties. Site area lighting shall consist of building fixtures and ground mounted 42” bollard lights. All lights in the parking lot areas will have fixtures of full cutoff (shielded) design, on poles a maximum height of 19 feet outside protective yards and maximum height of 12 feet within protective yards.

E) The maximum amount of office uses permitted on the Properties shall be limited to 35,000 square feet floor area gross (An F.A.R. of 0.4176).

F) Any non-residential buildings shall have a maximum height of forty (40) feet as measured by (the City Code criteria for height.

G The entire building facade exclusive of doors and windows shall be masonry, stucco, or precast concrete on each façade.

H) No less than 15% or more than 40% of any building elevation shall be composed of doors and/or windows.

I) Drive through feature serving any use shall not be allowed.