

Z-9-16 – Sandy Forks Road, south side, at its intersection with Shawood Drive, being Wake County PIN 1706787771, approximately 0.69 acre rezoned to Office Mixed Use – 3 stories – Conditional Use (OX-3-CU).

Conditions dated: June 7, 2016

1. The following physical uses, as listed in Section 6.1.4 “Allowed Principal Use Table”, shall be prohibited on the property: cottage court; emergency shelter – any types otherwise allowed in the OX district; cemetery; civic club; police, fire, EMS station; major utilities – any types otherwise allowed in the OX district; health club; outdoor recreation – any types otherwise allowed in the OX district; overnight lodging – any types otherwise allowed in the OX district; passenger terminal – any types otherwise allowed in the OX district; funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium; eating establishment; retail sales – any types otherwise allowed in the OX district; personal services – any types otherwise allowed in the OX district; detention center, jail, prison.
2. The maximum floor area ratio shall be 0.50. For the purpose of this condition, floor area ratio shall mean the numerical value obtained by dividing the floor area gross of the building by the gross lot area.
3. The maximum density shall be six (6) units per acre.
4. The maximum height for any principal building on the property shall be two stories and 40 feet.
5. Any pole-mounted lighting fixtures shall be of full cut-off design, and, unless a more restrictive height is required by the Unified Development Ordinance, the maximum height of any pole-mounted lighting shall be 18 feet in height.
6. The siding materials of any principal building shall be brick, stone, stucco, EIFS, fiber-cement siding or a combination thereof.