

Ordinance: 85ZC673

Effective: 7/3/12

Z-15-12 – Sandy Forks and Six Forks Road, Conditional Use - located in the Southeast quadrant of the intersection of Six Forks and Sandy Forks Road being Wake County PIN(s), 1706-78-3269, 1706-78-4337, and 1706-78-2231. Approximately 1.13 acre(s) is rezoned from Residential-4 and Office and Institution-1 Conditional Use to Office and Institution-1 Conditional Use District.

Conditions Dated: 06/28/12

Conditional Use District requested: Office & Institution-I Conditional Use

Narrative of conditions being requested:

1. The following conditions shall apply to: (1) those parcels of land with Wake County Parcel Identification Numbers 1706-78-3269 (Lot 3 as shown on Book of Maps 1959, Page 70) and 1706-78-4337 (Lot 4 as shown on BM 1959, PG 70), and (ii) that strip of land that is part of that parcel with Wake County Parcel Identification Number 1706-78-2231 (New Lot 1 as shown on BM 2011, PG 907), which corresponds with the length of the eastern property line of PIN 1706-78-2231 (+/- 229.82 feet), measured 25 feet wide, totaling +/- 5,745.5 square feet:

- a. The following land uses as set forth in Raleigh City Code section 10-2071 “Schedule of Permitted Land Uses in Zoning Districts” shall be prohibited:
 - Recreational use restricted to membership- commercial — all types
 - Recreational — governmental — all types
 - Fraternity of Sorority houses
 - Rooming house, boarding house, lodging house, tourist house
 - Emergency shelter Type-A
 - Civic club
 - Cemeteries — all types
 - Correctional/penal facilities — all types
 - Fire station, police precinct, training facility and other emergency service facilities
 - Funeral home
 - Radio and television station
 - Telecommunication towers less than 250 feet in height.
 - Parking facility — principal use
 - Manufacturing — specialized
 - Transportation — including airfields, landing strips, heliports and taxicab stands
 - On-site power plant utilities
 - Utility substation
 - Rest home
 - Eating establishment — accessory use to office
 - Crematory
 - Hospital medical/psychiatric
 - Guest house facility
 - Research farm

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- Camp
- Multi-family and group housing development

b. Any non-residential buildings shall have a maximum height of thirty-eight (38) feet as measured by the City Code criteria for height. In addition, any non-residential buildings shall not include more than two occupied stories.

c. Building fenestration (windows and doors) shall represent no less than 15% and no greater than 60% on each side of any non-residential building.

d. Building siding materials shall be brick, stone, stucco (EIFS), hardi-plank.

e. Prior to issuance of a certificate of occupancy, a landscaped area shall be installed along the rear property line of the Properties, adjacent to those parcels with Wake County Parcel Identification Numbers 1706-78-3057 (Lot 13 on BM 1959, PG 70), 1706-78-4155 (Lot 14 on BM 1959, PG 70) and 1706-78-5156 (Lot 15 on BM 1959, PG 70), The landscaped area shall be planted with evergreens and other plantings as will provide an eight-foot (8') minimum height screening from day of planting. The landscaped area shall be interrupted only for installation of City approved utilities, including but not limited to storm drainage facilities. The landscaped area screening shall achieve 75% capacity within three (3) years.

f. Developer will construct a closed, wooden fence at least six feet (6') in height along the rear property line of the Properties, adjacent to those parcels with Wake County Parcel identification Numbers 1706-78-3057 (Lot 13 on BM 1959, PG 70) 1706-78-4155 (Lot 14 on BM 1959, PG 70) and 1706-78-5156 (Lot 15 on BM 1959, PG 70).

g. Site area lighting shall be located to minimize split 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 18 feet outside protective yards and maximum height of 12 feet within protective yards.

h. Dumpster service will be allowed only between the hours of 8:00 AM to 5:00 PM.

i. The maximum amount of office uses permitted on the Properties shall be limited to 25,500 square feet floor area gross.

2. The following conditions shall apply only to that strip of land that is part of that parcel with Wake County Parcel Identification Number 1706-78-2231 (New Lot 1 as shown on BM 2011, PG 907), which corresponds with the length of the eastern property line of PIN 1706-78-2231 (+/- 229.82 feet), measured 25 feet wide, totaling +/- 5,745.5 square feet, and not those parcels of land with Wake County Parcel Identification Numbers 1706-78-3269 (Lot 3 as shown on BM 1959, Page 70) and 1706-78-4337 (Lot 4 as shown on BM 1959, PG 70):

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a. Any non-residential building developed on the Property shall be setback at least twenty-five feet (25') from the lot lines of the following adjacent properties; (i) PIN 1706-78-3057 (Lot 13 on BM 1959, PG 70); (ii) PIN 1706-78-3269 (Lot 3 on BM 1959, PG 70).

b. Developer will provide a copy of the site plan submittal prior to submittal to the City of Raleigh to the owners of that parcel with Wake County Parcel Identification Number PIN 1706-78-3057 (Lot 13 on BM 1959, PG 70). Evidence of notice will be provided to the Raleigh Planning Department that this has been met through certified mail.