

Ordinance: 985ZC665

Effective: 12-6-11

Z-19-11 – Falls of Neuse Road located on the south side of Falls of Neuse Road, east of its intersection with Honeycutt Road, being Wake County PIN 178205794. Approximately 0.91 acre is requested to be rezoned from Neighborhood Business/Residential-4 (split zoned) to Neighborhood Business Conditional Use District.

Conditions Dated: 11/23/11

Narrative of conditions being requested:

1. The following uses are excluded:
 - a. Single family detached dwelling unit
 - b. Rest home
 - c. Multifamily dwelling development
 - d. Fraternity House
 - e. Sorority House
 - f. Congregate Care Structure or congregate living structure
 - g. Group housing
 - h. Life care community
 - i. Residential townhouse development
 - j. Residential condominium development
 - k. Utility apartment
 - l. Transitional housing
 - m. Hotel/Motel
 - n. Hospital
 - o. Car Wash
 - p. Adult Establishment
 - q. Governmental Water and Sewage Treatment
 - r. Utility Services and Substation
 - s. Telecommunications Tower
 - t. Movie Theater (indoor or outdoor)
 - u. Kennel/Cattery
 - v. Veterinary Hospital
 - w. Funeral Home
 - x. Cemetery
 - y. Rifle range (indoor or outdoor)
 - z. Schools
 - aa. Orphanage
 - bb. Special care facility
 - cc. Correctional penal facility
 - dd. Crematory
 - ee. Riding Stable
 - ff. Reservoir and water control structures
 - gg. Landfill
 - hh. Heliport

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- ii. Taxicab dispatch stand
- jj. Power plant
- kk. Water or Sanitary sewer treatment plant
- ll. Substation
- mm. Parking Deck (2 floors or more)
- nn. Duplex
- oo. Shopping center

2. Construction shall be limited to two stories with a square footage of no more than 11,000 square feet and a building height no higher than 30 feet.

3. All exterior refuse containers shall not be within 30 feet of (DB 14102, P 2442; Wake County P.I.N. 1718206671).

4. Vehicular access to Falls of Neuse Road will be limited to no more than two access points, with no access to other roads.

5. Free standing light poles shall not have lights affixed that exceed 16 feet (16') in height. The light fixtures shall be of full cutoff design.

6. Minimum Setback on Rear Yard (DB 14102, P 2442; Wake County P.I.N. 1718206671) -- 25 feet.

7. Within 75 days following adoption of the rezoning ordinance, offers of pedestrian and vehicular cross-access will be made to properties to the East (DB 8484, P 2368; Wake County P.I.N. 1718207870) and West (DB 11089 P 2057; Wake County P.I.N. 1718204612).

8. A permanent easement shall be filed within 75 days following adoption of the rezoning ordinance allowing access to Falls of Neuse Road for the property to the South (DB 14102, P 2442; Wake County P.I.N. 1718206671).

9. That a transitional protective yard, meeting the requirement of the City Code be installed along the rear of the rezoned land within 75 days following adoption of the zoning ordinance.

10. For clarification purposes only, and at the request of the City of Raleigh, a recombination plat of the rezoned property reflecting it to be one parcel of land shall be recorded within 75 days following adoption of the rezoning ordinance.