

ORDINANCE 896 ZC 772
Effective 11/20/18

Z-19-18 – 8600 Falls of Neuse Road, on the southern side of Falls of Neuse Road, approximately 1/3 of a mile south of its interchange with I-540, being Wake County PIN 1718309966, approximately 1.51 acres rezoned to Office Mixed Use-3 Stories-Conditional Use (OX-3-CU).

Conditions dated: September 11, 2018

1. Maximum principal building(s) height shall not exceed forty feet (40') as measured by code. This condition shall not apply to accessory structures.
2. The collection of trash and recycling from the subject property shall be limited to Monday through Friday from the hours of 7AM to 7PM.
3. Trash and recycling facilities located on the subject property shall be located no less than one-hundred (100) feet from the boundary of the following adjoining parcels: 8121 Bentwood Place (Book 002905, Page 00721, Wake County Registry) and 8125 Bentwood Place (Book 005251, Page 00749, Wake County Registry).
4. Exterior lighting shall be aimed and/or shielded so as to prevent direct view of the light sources from adjacent residentially zoned lots. Any freestanding light poles shall not exceed twenty-five feet (25') in height.
5. Maximum building square footage shall not exceed twenty thousand square feet (20,000 SF) gross floor area.
6. In addition to the stormwater measures required by the City Code, the owner shall retain stormwater runoff such that post-development rates do not exceed pre-development rates for a twenty-five (25) year storm event at the southern property line.
7. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, college, community college, university, dormitory, fraternity, sorority, martial arts studio, music studio, bed and breakfast, hospitality house, detention center, jail, prison, single-family dwelling (Detached Building) and/or duplex dwelling (Attached Building).
8. No less than thirty-five (35) percent of the overall exterior building composition shall have brick, masonry block, cement stucco, or other similar masonry materials.
9. A street-facing entrance shall be provided and a pedestrian access shall be provided from the public sidewalk to the primary entrance of the building.
10. Detached (single-family) and Attached (Duplex) building types shall be prohibited.