

Ordinance: 970ZC664
Effective: 11-15-11

Z-20-11 – 11420 Falls of Neuse Road located on Falls of Neuse Road, east side, north of Raven Ridge Road and being Wake County PIN(s) 1729238316. Approximately 0.91 acre to be rezoned from Residential-4 w/Watershed Protection Overlay District to Office & Institution -1 Conditional Use District w/Watershed Protection Overlay District.

Conditions Dated: 11/7/11

Narrative of conditions being requested:

1. For all non-residential buildings constructed after the adoption of this rezoning ordinance, the ground floors of any such buildings shall not exceed 6,000 square feet collectively and all buildings collectively shall not exceed 12,000 square feet floor area gross.
2. For all buildings constructed after the adoption of this rezoning ordinance, maximum building height shall not exceed 35 feet, as measured by City Code.
3. Following redevelopment of the subject property, direct access to and from Falls of the Neuse Road shall be limited to a single right-in, right-out access point, subject to the approval by the City of Raleigh Public Works Department and the North Carolina Department of Transportation.
4. Prior to obtaining a building permit for any parcel within the subject property, the property owner requesting the permit shall record offers of cross access to the adjoining properties to the south, PIN 1729238019, Deed Book 1810, Page 222, and west, PIN 1729236321, Deed Book 14019, Page 1686 and/or accept previously extended offers from such adjoining owners, if any.
5. Poles for free standing lighting shall not exceed 25 feet in height, and all pole mounted light fixtures shall be full cutoff type.

6. No uses other than the following shall be permitted on the property:

- i Accessory structures and uses;
- ii Single family detached dwelling units with a density of no more than 7 dwelling units per acre;
- iii Single family attached (townhomes) dwelling units with a density of no more than 7 dwelling units per acre;
- iv Office, agency, or studio of a professional or business agent, or political, labor or service association, including, but not limited to, Finance, Medical or Professional/service uses, as set forth on the Schedule of Permitted Land Uses in Zoning Districts Raleigh City Code Section 10-2071;
- v Other professional or service office, studio or agency not otherwise listed as permitted in the zoning district on the Schedule of Permitted Land Uses in Zoning Districts Raleigh City Code Section 10-2071; and
- vi Supportive housing residences.

7. All buildings shall be designed to include the following:

- a. pitched, shingled roofs with a minimum pitch of 6:12;
- b. at least eighty percent (80%) of building siding, exclusive of roofs, windows, doors, soffits and trim, shall be comprised of wood, brick, stone, or cementitious fiberboard such as Hardiplank (and shall not consist of aluminum or vinyl); and
- c. at least two (2) of the following architectural features or elements shall be included:
 - (i) gable(s)
 - (ii) dormer(s)
 - (iii) square or round columns
 - (iv) window shutters;
 - (v) porch(es) or stoop(s)
 - (vi) bay or bow window(s)

8. A six-foot (6') solid wooden fence shall be installed along the boundary of the following single family developed parcels:

PIN 1729 23 9344, Kenneth and Deanna Marks, Deed Book 13650, Page 2142
PIN 1729 23 9414, Steve A. and Kelly T. Arrington, Deed Book 12137, Page 856

9. All parking for non-residential structures shall be located to the side or rear of the non-residential buildings.

10. The principal facade and main entrance of any nonresidential building will be oriented toward Falls of Neuse Road.