

Z-28-15 – Six Forks Road: 5221, 5241, and 5261 Six Forks Road, approximately 1.93 acres rezoned to Office Mixed Use-3 stories-Parking Limited Frontage, Conditional Use (OX-3-PL-CU), being Wake County PIN's 1706556371, 1706556492, and 1706557524.

Conditions dated: October 22, 2015

1. Subject to other provisions of UDO Section 9.2.2, the peak stormwater leaving the site for the 2-year, 10-year, and 25-year storms shall be no greater at all points of discharge for post development conditions than pre-development conditions.
2. All lights in the parking areas shall have full cut-off fixtures on poles with a maximum height of twenty (20) feet, unless a more restrictive standard is required in the UDO.
3. No ground-mounted flood lamps aimed at the building for the purpose of illuminating the building shall be permitted on the side and rear of the building.
4. Subject to other provisions of UDU Section 6/1/4, in the event any portion of the property is developed for office or retail uses, such uses shall be limited to hours of operation between 6:00 a.m. and 11:00 p.m. No 24-hour commercial uses shall be permitted on this property.
5. The trash enclosure shall be located no more than 50 feet from the following properties: PIN 1706557659 (DB: 11476/Page: 228).
6. The trash enclosure shall be located at least 50 feet from the following properties: PIN 1706553455 (DB: 8125/Page: 1680), PIN 1706554357 (DB: 13605/Page: 2474) & PIN 1706554292 (DB: 15675/Page: 1351).