

Ordinance (2012)125 ZC 680
Effective: November 20, 2012

Z-31-12 – Spring Forest Road, Conditional Use District – located on Spring Forest Road north side, west of Falls of Neuse Road, being a portion of Wake County PIN 1717-10-2685. Approximately 4.83 acres rezoned from O&I-1 Conditional Use District to O&I-2 Conditional Use District.

Conditions Dated: 11/14/12

Narrative of conditions being requested:

For purposes of the following conditions, the portion of PIN 1717-10-2685 proposed for rezoning is referred to as the “Property.”

- 1) Vehicular ingress and egress to the Property from Spring Forest Road shall be limited to a maximum of two (2) vehicular access points. Safe and convenient vehicular access shall be provided from Spring Forest Road to the building or buildings constructed upon the Property. A sidewalk a minimum of five (5) feet in width shall be provided from Spring Forest Road to the Property with a clearly marked pedestrian crossing at each crossing of a driveway or other hardscape area.
- 2) Bicycle racks will be provided at a minimum of two (2) locations on the Property with the location and number of the racks to be determined at the time of site plan approval.
- 3) All free-standing exterior lighting will utilize full cut-off fixtures.
- 4) Prohibited Uses: Cemetery
- 5) Any office development upon the Property shall be limited to a Floor Area Ratio (FAR) of 0.75.
- 6) Safe and convenient pedestrian access shall be provided which shall connect the main entrances of buildings upon the Property to parking areas and to adjacent parcels. Such access shall be provided by sidewalks or clearly marked pedestrian crossings of hardscape areas, each having a width of at least five (5) feet.
- 7) Upon development, an offer of vehicular and pedestrian cross-access shall be provided to parcels PIN 1717-10-0286 (owner: SZR North Hills LLC; deed recorded at Book 11426, Page 309, Wake County Registry), 1717-10-6975 (owner: Spring Peas LLC; deed recorded at Book 8900, Page 792, Wake County Registry), and the remaining portion of PIN 1717-10-2685 (owner: CN Investors; deed recorded at Book 6527, Page 142, Wake County Registry) or evidence of existing such cross-access shall be provided to the City.
- 8) While the building or buildings constructed upon the Property might not directly face Spring Forest Road, they will be oriented generally toward such road. Upon development, a plan for the sharing of parking with uses upon the remaining portion of parcel PIN 1717-10-2685 (owner: CN Investors; deed recorded at Book 6527, Page 142, Wake County Registry) shall be submitted to the City for approval and shall be implemented following approval. No

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new parking constructed upon the Property shall be located between any building now existing on parcel PIN 1717-10-2685 (owner: CN Investors; deed recorded at Book 6527, Page 142, Wake County Registry) and any building constructed upon the Property generally facing Spring Forest Road (i.e. the side of the building generally facing Spring Forest Road).

9) At least fifty percent (50%) of the roofs of buildings upon the Property, as determined by roof area, shall be pitched and the minimum pitch shall be 4:12.

10) The height of any building constructed upon the Property shall not exceed 65 feet.

11) At least twenty-five percent (25%) of each building side (excluding windows and doors) of any building constructed upon the Property shall be constructed of brick or masonry.