

**Ordinance 909 ZC 773**  
**Effective 1/8/19**

**Z-31-18 – Ridge Road and Marilyn Drive**, approximately .48 acres located on the west side of Ridge Road and roughly 200' north of Wade Avenue, at 1209 Ridge Road and 910 Marilyn Drive (partial), being Wake County PINs 0794275267 and 0794273216 (portion), are rezoned to Office Mixed Use-Three Stories-Urban Limited-Conditional Use (OX-3-UL-CU).

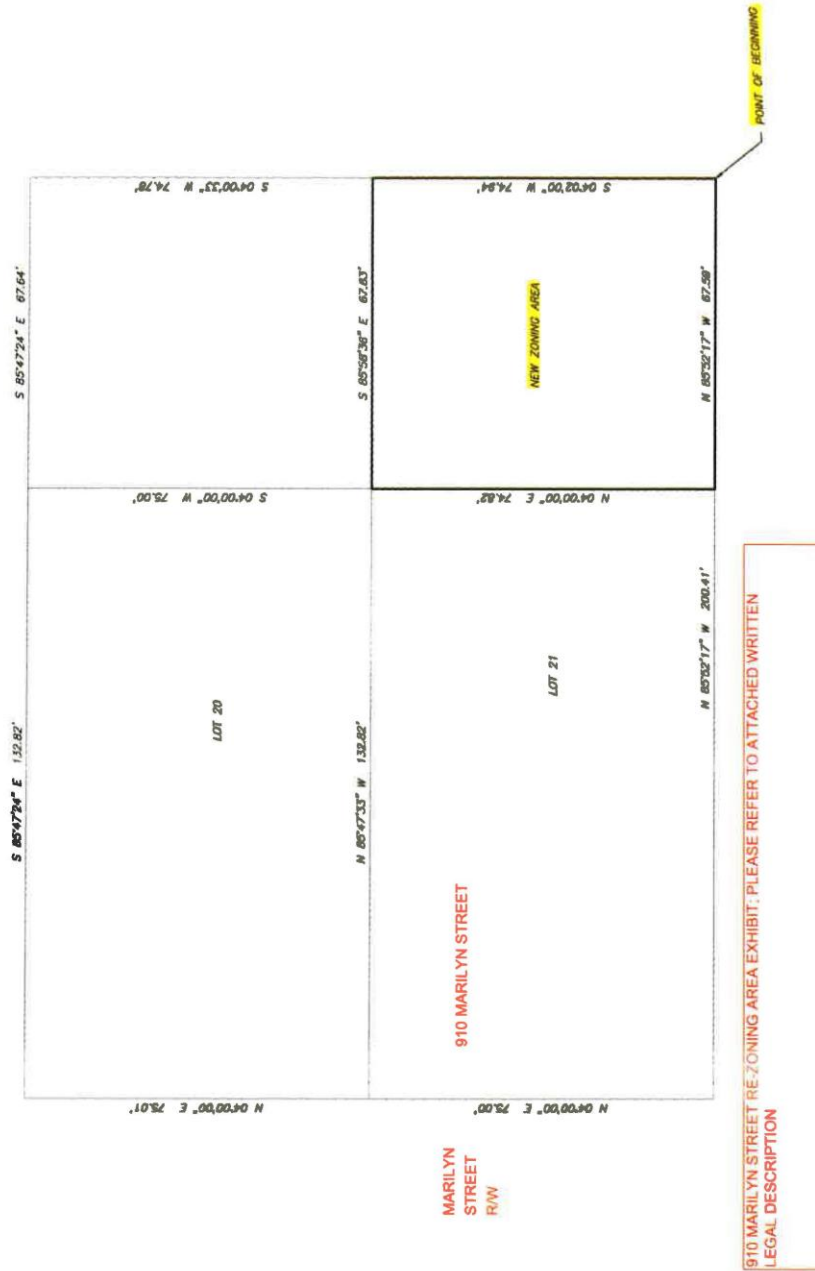
Conditions dated: December 28, 2018

1. Prior to the issuance of a building permit for the subject property, the eastern-most portion of 910 Marilyn Drive (+/- 0.12 acres) shall be recombined with the property located at 1209 Ridge Road. For this eastern most portion of the Marilyn Drive property (refer to metes/bounds exhibit), shall only be used for amenity area, protective yard, parking, service area, and stormwater management in support of the building or use located on the balance of the subject property. (DB16827/Page403).
2. A Twenty Foot (20') minimum Transitional Protective Yard shall be provided at the western end of the recombined lot adjacent to the residential use on parcel identified as 910 Marilyn Drive (DB16820/Page534).
3. Pole-mounted outdoor lighting on the site, if any, shall be directed away from the residential land uses(s) located to the west of the subject property.
4. The front building setback/primary street build-to shall be no less than ten feet (10').

Refer to:

- Attachment A – 910 Marilyn Street Re-Zoning Exhibit (Page 5); and
- Attachment B – 910 Marilyn Street – Legal Description for Extent of Proposed Zoning Request (Page 6).

# ATTACHMENT A – 910 Marilyn Street Re-Zoning Exhibit



**ATTACHMENT B – 910 MARILYN STREET LEGAL DESCRIPTION FOR EXTENT OF PROPOSED ZONING REQUEST**

2018-10-10

Beginning at an existing iron pipe in the southeast corner of Lot 21 in Book of Maps 2001, Page 2038, thence from said point of beginning, North 85°52'17" West 67.59 feet to a point, thence, along the new zoning line North 04°00'00" East 74.82 feet to a point, thence South 85°58'36" East 67.63 feet to an existing iron pipe, thence South 04°02'00" West 74.94 feet to the point and place of beginning, containing 0.116 acres (5,062 square feet) more or less.