

Ordinance (2015) 394ZC706
Effective: February 3, 2015

Z-32-14 – E. Six Forks Road, Conditional Use located on the south side, at its intersection with Manorcrest Court and Anderson Drive, being Wake County PINs 1705944082 and 1705942167. Approximately 5.6 acres are requested by Northstar Partners, LLC to be rezoned from Office & Institution-1 Conditional Use with Pedestrian Business Overlay District (O&I-1CUD with PBOD) to Residential Mixed Use-5 stories-Urban Limited-Conditional Use (RX-5-UL-CU)

Conditions Dated- 01-21-2015

Narrative of Zoning Conditions being requested:

1. The Property shall be utilized only for residential purposes, with the term "Residential" construed in accordance with the residential use category of the Allowed Principal Use Table in Section 6.1.4 of the Unified Development Ordinance. The following uses shall be prohibited upon the Property: boardinghouse; congregate care; dormitory; fraternity; sorority; life care community; cottage court; emergency shelter Type B; and rest home. The number of dwelling units constructed upon the Property shall not exceed two hundred (200) and the maximum density of the Property shall not exceed 35.71 units/acre.
2. At least twenty-five percent (25%) of each external building side (excluding windows and doors) of any building constructed upon the Property shall be constructed of brick or masonry.
3. If requested by the City of Raleigh, prior to the issuance of a building permit with respect to the Property, the owner shall provide the City a transit easement along Six Forks Road measuring fifteen (15) by twenty (20) feet or such lesser dimensions as shall be specified by the City. The owner shall provide a bench and/or shelter for the transit easement area as specified by the City's Transit Division in accordance with the City's standard policies. The location of the easement shall be approved by the Transit Division and the written deed of easement shall be approved by the City Attorney.
4. Building height within 100 feet of the right-of-way of Six Forks Road shall be limited to four (4) stories and 62 feet.
5. No portion of any building constructed on the Property shall be less than fifteen (15) feet from the right of way of Six Forks Road as such right of way is determined at the time of building permit issuance.
6. With respect to buildings constructed upon the Property that are within 100 feet of the right of way of Six Forks Road, as such right of way is determined at the time of building permit issuance, at least fifty percent (50%) of the façade facing Six Forks Road of each such building will be at least eighteen (18) feet from such right of way.