

ORDINANCE NO. (2020) 54 ZC 790

Z-33-19 – Corporate Center Drive, being Wake County PINs 0774750359 and 0774753938. Approximately 21.94 acres located on the west side of Corporate Center Drive, approximately one-half of a mile north of its intersection with Chapel Hill Road at 951 and 1001 Corporate Center Drive are rezoned to Office Mixed Use-7 stories with conditions and Special Highway Overlay District-1 (partial) (OX-7-CU w/SHOD-1 (partial)).

Conditions dated: January 3, 2020

1. Office use shall not exceed 200,000 square feet of gross floor area.
2. The building facades shall be constructed from one or more of the following materials: glass, concrete and/or clay brick masonry, cementitious siding including lap and panel products, native and masonry stone, natural wood, precast concrete, metal panels, and/or trim. Cementitious siding, including lap and panel products, shall not exceed 55% of the façade materials.
3. The following building siding materials shall be prohibited: vinyl siding, fiberboard siding, pressure treated wood, and synthetic stucco (EIFS); however, window frames, door frames, soffits, and miscellaneous trim may be constructed of wood, fiberglass, metal, or vinyl.
4. No residential dwelling unit shall include more than three (3) bedrooms.
5. No building with residential uses shall exceed 5 stories or seventy-five (75) feet in height.