

Ordinance: 827 ZC 763
Effective 5/1/18

Z-36-17 – Corporate Center Drive, located at 700 Corporate Center Drive, being Wake County PIN 0774725829, approximately 6 acres rezoned to Commercial Mixed Use-3 Stories-Green Frontage-Conditional Use (CX-3-GR-CU).

Conditions dated: March 16, 2018

1. The following uses shall be prohibited as principal uses on the subject property: Vehicle sales/rental; Bar, nightclub, tavern, lounge; Adult establishment; Vehicle fuel sales; Heliport, serving hospitals.
2. The subject property shall not have more than 120,000 square feet of stand alone retail use and shall not have more than 202,000 square feet of office and retail uses together provided there is no more than 162,000 square feet of office use and 40,000 square feet of retail use.
3. 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. The following building siding materials shall be prohibited: vinyl siding, fiberboard siding, pressure treated wood, synthetic stucco (EIFS); however, window frames, door frames, soffits, and miscellaneous trim may be constructed of wood, fiberglass, metal or vinyl. Cementitious siding, including lap and panel products, shall not exceed 55% of the building façade materials.
4. Surface parking shall have a minimum setback of 100' from the Chapel Hill Road right-of-way whenever there is no intervening building between the surface parking and Chapel Hill Road.