

Ordinance (2012)119ZC679

Effective: November 6 2012

Z-39-12– Sandy Forks Road Conditional Use - located on the east side south of Sandy Forks Road, south of its intersection with Six Forks Road, being Wake County PIN(s), 1706-78-5358.. Approximately 0.59 acre(s) is rezoned from Residential-4 to Office & Institution-1 Conditional Use District.

Conditions Dated 10/4/12

Narrative of conditions being requested:

a. The following land uses as set forth in Raleigh City Code section 10-2071 ‘Schedule of Permitted Land Uses in Zoning Districts’ shall be prohibited:

1. Recreational use restricted to membership- commercial - all types
2. Recreational - governmental - all types
3. Fraternity of Sorority houses
4. Rooming house, boarding house, lodging house, tourist house
5. Emergency shelter Type-A
6. Civic club
7. Cemeteries - all types
8. Correctional/penal facilities - all types
9. Fire station, police precinct, training facility and other emergency service facilities
10. Funeral home
11. Radio and television station
12. Telecommunication towers less than 250 feet in height
13. Parking facility - principal use
14. Manufacturing - specialized
15. Transportation - including airfields, landing strips, heliports and taxicab stands
16. On-site power plant utilities
17. Utility substation
18. Rest home
19. Eating establishment - accessory use to office
20. Crematory
21. Hospital medical/psychiatric
22. Guest house facility
23. Research farm
24. Camp
25. Multi-family development and group housing development

b. Building fenestration (windows and doors) shall represent no less than 15% and no greater than 60% on each side of any non-residential building.

c. Building siding materials shall be brick, stone, stucco (EIFS), hardi-plank.

d. Prior to issuance of a certificate of occupancy, a landscaped area shall be installed along the rear of the property line adjacent to those parcels with Wake County Parcel Identification

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Numbers 1706-78- 5156 (Lot 15 on BM 1959, PG 70) and 1706-78-6240 (Lot 16 on BM 1959, PG 70). The landscaped area shall be planted with evergreens and other plantings as will provide an eight-foot (8') minimum height screening from day of planting. The landscaped area shall be interrupted only for installation of City approved utilities, including but not limited to storm drainage facilities. The landscaped area screening shall achieve 75% opacity within three (3) years.

e. Site area lighting shall be located to minimize spill over lighting toward the adjacent residential properties. Site area lighting shall consist of building fixtures and ground mounted 42" bollard lights. All lights in the parking lot areas will have fixtures of full cutoff (shielded) design, on poles a maximum height of 18 feet outside protective yards and maximum height of 12 feet within protective yards.

f. Dumpster service will be allowed only between the hours of 8:00 AM to 5:00 PM.

g. In the event the Property is redeveloped for non-residential use, then the following condition shall apply: prior to subdivision approval or issuance of a building permit, whichever shall first occur, the owner of the property shall cause to be recorded in the Wake County Register of Deeds an offer of cross-access establishing vehicular and pedestrian cross access over and upon the property in favor of the owner(s) of all or any portion of the property abutting the southern boundary of the property, which has Wake County PIN 1708-78-4337 (Book 8215, Page 258, Wake County Registry).