

ORDINANCE NO. (2020) 79 ZC 796

Z-52-19 – 1321 Jones Franklin Road, east side, at the northeast corner of its intersection with Penwood Drive, being Wake County PIN 0783121444, approximately 2.5 acres rezoned to Office Mixed Use-3 Stories-Conditional Use with Special Residential Parking Overlay District (OX-3-CU w/SRPOD).

Conditions dated: February 27, 2020

1. The following uses shall be prohibited on the property: Cemetery; College, Community College, University; School, Public or Private; Telecommunication Tower (<250 Ft.); Telecommunication Tower (>250 Ft.); Outdoor Sports or Entertainment Facility; Commercial Parking Lot; Remote Parking Lot; Heliport, serving hospitals; Heliport, all others; Detention Center, Jail, Prison; Plant Nursery
2. The hours of operation of any commercial or office use shall be between 6 am and 12 midnight unless a more restrictive UDO standard applies.
3. Drive thru feature serving any uses shall not be allowed.
4. There shall be a 100' building setback for primary structures for the site boundary shared with property having PIN 0783-13-7158 and being identified in Wake County Deed Book 8083 Page 500.
5. Any retail use shall be located within 200 feet of Jones Franklin Road right of way.
6. The maximum amount of area permitted for commercial uses other than office (UDO Sec. 6.4.4) and Medical (UDO Sec. 6.4.3) shall be 10,000 sf.
7. The maximum amount of area permitted for office uses, including medical office, shall be 35,000 sf.