

**Ordinance 875 ZC 487**  
**Effective 10/3/00**

**Z-87-00 Fairbanks Drive**, north side, south of Westgate Road and west of Leesville Road, being Wake County PIN 0788.17 02 6472. Approximately 2.67 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (09/27/00)

1. Upon development, the developer will comply with CR 7107 regarding stormwater run-off controls.
2. All structures to be limited to two (2) stories with a maximum building height of 28' as defined in the Raleigh City Code.
3. Any and all site lighting will be cut-off type fixtures that are designed and located in such a way that the light source will not be visible from neighboring properties.
4. Reimbursement for future right-of-way dedication for Fairbanks Road shall be based on R-4 values.
5. A natural protective yard of 20 feet shall be provided along the common property line of the lot to the north and northwest with PIN number 0788.13-02-8717.
6. All heating, ventilating and mechanical equipment shall be fully screened from public view and from the adjacent properties.
7. The existing mature 18" willow oak off the west corner of the house will be actively preserved, using the Landscape Ordinance's standards for protecting the tree's root system.