

Ordinance (2009) 607 ZC 639

Effective: June 16, 2009

Z-24-09 - Conditional Use Trinity Road - located on the north side of Trinity Road, northwest of its intersection with Blue Ridge Road, being Wake County PIN(s) 0784569220 and 0784585495. Approximately 18.4 acres rezoned to Office & Institution-2 Conditional Use District.

Conditions Dated: 05/22/09

2) Narrative of conditions being requested:

A. ALL BUILDINGS SHALL BE A MAXIMUM HEIGHT OF 140 FEET.

B. THE FOLLOWING USES SHALL BE PROHIBITED;

- 1. CEMETERY**
- 2. FUNERAL HOME**
- 3. EMERGENCY SHELTER TYPE B**
- 4. SINGLE FAMILY DETACHED DWELLING**
- 5. CORRECTIONAL/PENAL FACILITY OF ALL TYPES**

C. SITE PLAN APPROVAL SHALL BE BY CITY COUNCIL.

D. THE SITE SHALL CONTROL THE RATE OF STORMWATER RUNOFF TO THE PREDEVELOPED LEVELS FOR THE 2,10,25,50, AND 100 YEARS STORM EVENTS.

E. THERE SHALL BE NO MORE THAN 2 ACCESS POINTS ONTO TRINITY RD. AND ONE ONTO WESTCHASE RD.

F. DEVELOPMENT SHALL MEET ALL SHOD-I REQUIREMENTS EXCEPT FOR THE HEIGHT LIMIT.

G. ALL HOTEL ROOMS SHALL HAVE INTERIOR ACCESS ONLY.

H. REIMBURSEMENT FOR ALL RIGHT OF WAY DEDICATION SHALL BE AT THE EXISTING RATE OF O& I-1.

I. ALL PARKING DECKS SHALL HAVE THE SAME ARCHITECTURAL CHARACTER AND MATERIALS AS THAT OF THE BUILDING IT SERVES.

J. THE OWNERS SHALL APPLY FOR A FOUR STAR OR FOUR DIAMOND QUALITY RATING FOR ANY HOTEL USE WITHIN 90 DAYS OF RECEIVING A CERTIFICATE OF OCCUPANCY.

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**K. RESIDENTIAL DENSITY SHALL NOT EXCEED THAT ALLOWED
IN O&I-1.**

**L. SHOD-1 LANDSCAPING AND YARD SETBACKS SHALL APPLY TO
TRINITY ROAD ONLY.**