Ordinance (2008) 355 ZC 615
February 19, 2008

Z-05-08 – Creedmoor Road, located on the east side, north of its intersection with Lynn Road, being Wake County PINs, 0797531987 and 0797542103. Approximately 1.77 acres rezoned to Office and Institution-1 Conditional Use District.

Conditions 02/12/08

(a) As used herein, "subject property" shall mean and refer to all of those certain tracts or parcels of land consisting of approximately 1.77 acres located at 6600 Creedmoor Road and 6608 Creedmoor Road, Raleigh, NC 27613, having Wake County PINs 0797-53-1987 and 0797-54-2103. Prior to issuance of any building permit, the two parcels of the subject property shall be recombined into a single tract.

(b) The following uses shall be prohibited upon the subject property: (i) Cemetery; (ii) Church, synagogue or religious education building; (iii) Civic club; (iv) Funeral home; (v) Library, art gallery or museum, governmental and nongovernmental; (vi) School (elementary, middle and high) including colleges, technical and vocation institution and specialty school; (vii) Utility services and substation; (viii) Manufacturing, specialized; (ix) Rifle range; (x) Communication towers or antennas; (xi) Transitional housing including emergency shelter Type A and emergency shelter Type B; (xii) religious shelter unit; (xiv) Veterinary hospital that allows boarding of well animals; and (xv) new single family homes. Permitted hours of operation shall be from 5:00 am to 11.00 pm.

(c) Reimbursement for future right-of-way dedication for Creedmoor Road affecting the subject property shall be at R-4 value.

(d) An offer for a cross access agreement shall be provided between the subject property and the adjacent lot to the south — Deed Book 10813, Page 1888 (PIN 0797-53-1779, Joyce P. and Hazel E. Moore). Street access shall be limited to one right-in/right-out access driveway, subject to approval by the City of Raleigh Public Works Department and NCDOT.

(e) Development of the subject property shall be limited to a maximum building height of two stories (30 feet) and a FAR of 0.33.

(f) The exterior building and parking lot lighting shall be of full cutoff (shielded) design so as to prevent direct glare onto adjoining properties zoned as residential. All freestanding exterior lighting shall be limited to 20 feet in height and in transitional protective yards to 12 feet in height.

(g) Notwithstanding any fence installation, a minimum transitional protective yard of 25 feet shall be provided along common property line of lots to the east - Deed Book 02572, Page 0052 (PIN 0797-54-3193 Glenn

W. Mehltretter, Jr.) and Deed Book 06888, Page 0135 (PIN 0797-53-3969, Warren L. and Joyce B. Nelson). A 6-foot closed wooden fence shall be provided within this yard. This yard shall remain undisturbed except for removal of dead, diseased or nuisance vegetation, required improvements related to stormwater facilities, utilities and erosion control facilities, installation of fence, and landscape plantings. Landscape plantings within this yard shall conform to City Code or that approved for Z-60-06, whichever is greater. Existing mature plantings along the common property line of lot to the east shall not be disturbed - Deed Book 02572, Page 0052 (PIN 0797-54-3193, Glenn W. Mehltretter, Jr.)

(h) At the time of subdivision or site plan approval, which ever occurs first, the property owner shall provide a design that is in compliance with the applicable sections of the City of Raleigh Stormwater Management Design Manual and Part 10, Chapter 9 of the City of Raleigh Code of Ordinances for onsite and offsite runoff. This shall include the property owner receiving and accommodating said offsite discharge into their design within the applicable design standards required by the above-referenced Manual and Code from a swale downstream of an existing storm drain pipe outlet located on the property along the eastern boundary line - Deed Book 02572, Page 0052 (PIN 0797-54-3193, Glenn W. Mehltretter, Jr.)

(i) Redevelopment of the subject property shall be required to connect to the City of Raleigh public utility systems.

(J) Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring twenty feet (20') long by fifteen feet (15') wide adjacent to the public right-of-way to support a bus stop for future transit services in the area. The location of the transit easement shall be timely reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry. If desired by the City at the time of subdivision or site plan approval, whichever occurs first, the property owner shall construct a bench within the transit easement in accordance with details provided by the City.

(k) Site plan for development shall be subject to review and approval by City of Raleigh Planning Commission.