ORDINANCE (2001) 88 ZC 504
Effective: 10/02/01

Z-30-01 Creedmoor Road, and Stonehenge Drive, southwest intersection being Wake County PIN 0797.10-47-7489. Approximately 1.603 acres rezoned to Office and Institution-1 Conditional Use.

Conditions dated: (9/24/01)

A. Storm water run-off controls will comply with CR 7107; provided however that the runoff rate for the storm events referenced in CR 7107 after development shall not exceed the predevelopment runoff rate.

B. Reimbursement values for additional right of way for Creedmoor Road (if applicable) and Stonehenge Drive (if applicable) shall remain at the existing O&I-3 values.

C. The following uses, otherwise permitted within the O&I-1 District, are prohibited upon this property:

1) Residential dwelling units, equivalent dwelling units and congregate care structures.
2) Funeral home
3) Radio and television studio; dance, recording and music studio
4) School
5) Emergency shelter Type B, multi-unit supportive housing residence, religious shelter unit and supportive housing residence.
6) Telecommunications tower
7) Bed and breakfast inn, guest houses, rooming houses, boarding houses
8) Cemetery, crematory
9) Correctional facility, church, public library, fire station
10) Veterinary office, kennel or cattery
11) Beauty, nail and manicure, cosmetic art and barber shop
12) Eating establishment
13) Movie theater
14) Retail sales
15) Landfill, airfield, taxi cab stand
16) Power plant, electric utility substation
17) Day care facilities
18) Hospital, nursing home, rest home, 24-hour emergency medical facility
19) Outdoor pay phones and paging systems
20) Recreational uses (indoor and/or outdoor) – profit and not for profit and athletic clubs.
21) Parking deck, parking garage, parking lot (save and except parking for the use[s] developed upon the property).
22) Uses with drive-thrus are prohibited including without limitation banks with drive-thrus and drive-thru ATM's.

D. Buildings constructed upon this property shall not exceed two (2) occupied stories in height with a maximum height of thirty-five (35) feet, measured as per the City Code.

E. Exterior lighting, including wall pack fixtures, shall be aimed downward and shielded so as to prevent direct view of the light source from adjacent residential lots along Woodchester Court, Rhodes (PIN#0797.10 47 6220) and Hines (PIN#0797.10 47 5217). Freestanding light poles within 100 feet of Rhodes and Hines shall not exceed eighteen feet (18') in height.

F. All dumpsters and refuse receptacles will be maintained within wooden or masonry enclosures or otherwise screened in accordance with the provisions of the City Code from direct view from adjacent residential lots along Woodchester Court. No dumpster or refuse receptacles shall be located closer than 100 feet to Rhodes (PIN#0797.10 47 6220) and Hines (PIN#0797.10 47 5217).

G. All exterior heating and air-conditioning units shall be ground mounted, shall be no closer that 50 feet to the property lines of Rhodes (PIN#0797.10 47 6220) and Hines (PIN#0797.10 47 5217) and shall be screened within wooden or masonry enclosures and/or vegetation from direct view from the above referenced residential lots, provided however that one story building(s) may have such units mounted on the roof(s) if the 50 foot setback is observed and all such mechanical equipment is fully screened from public view and the adjacent properties and that the screening be of a design and materials compatible with those of the subject buildings(s).

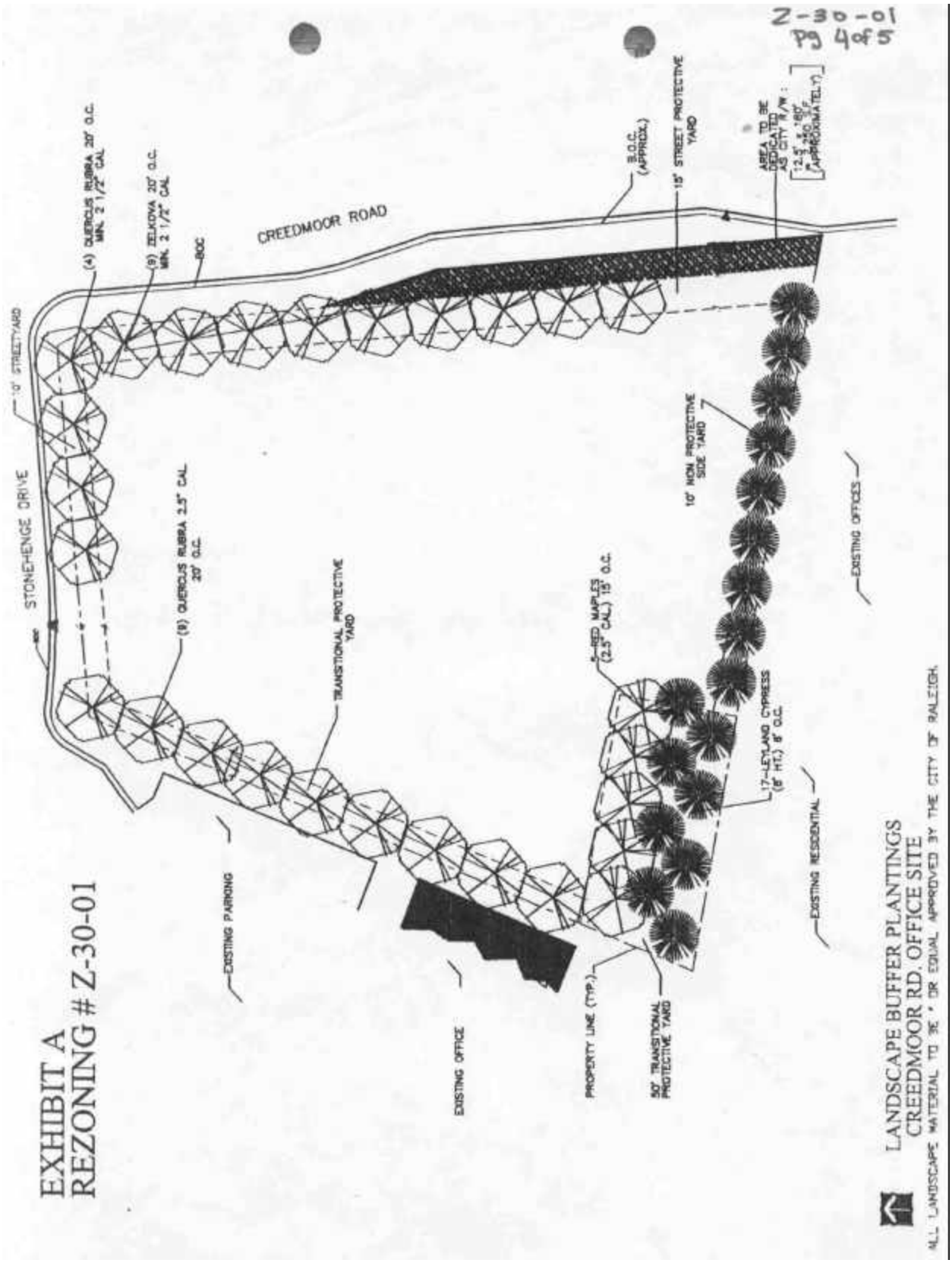
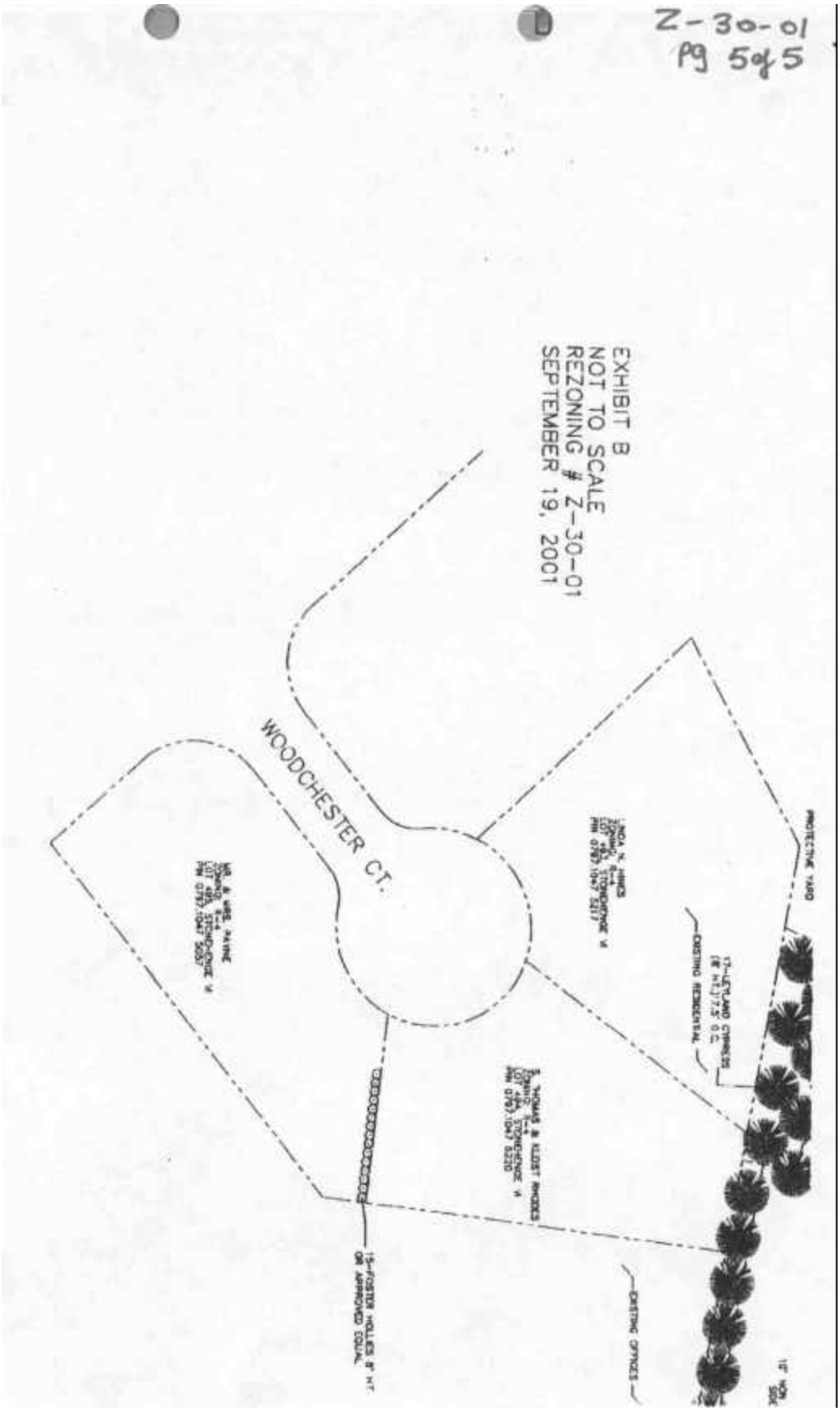
H. A transitional protective yard 50 feet in width shall be located in the southwest corner of the subject property adjacent to the property lines of Rhodes (PIN#0797.10 47 6220) and Hines (PIN#0797.10 47 5217). Storm drainage facilities, erosion control devices, electric, telephone, cable television and similar installations (fiber optic cable, etc.) gas and/or water, sanitary sewer, and other utilities approved by the appropriate local government authority also may be installed within this area.

I. The attached plan Exhibit A dated September 5, 2001 and revised September 19, 2001 entitled "Landscape Buffer Plantings Creedmoor Rd. Office Site" and the attached plan Exhibit B, dated September 19, 2001 for plantings upon the property of Payne (PIN #0797.10 47 5057) are incorporated herein and the required plantings shall be installed prior to the issuance of a Certificate of Occupancy for any use developed upon the property. The property owner may modify the plantings proposed by Exhibit A along Creedmoor Road if requested by the City during the site plan process in order to replicate the plantings along the Creedmoor Road frontage of the adjacent parcel contiguous to the south line of the property (PIN No. 0797.10 46 8708).

J. Copies of all site plan and subdivision plan applications shall be mailed first class, postage prepaid to Rhodes (PIN#0797.10 47 6220), Hines (PIN#0797.10 47 5217), Payne (PIN #0797.10 47 5057) and Fowler (PIN #0797.10 47 4212) not later than 24 hours after filing with the City of Raleigh.

K. In the site plan approval process for the development upon this property a transit easement not to exceed ten feet (10') in width and twenty feet (20') in length shall be provided near the corner of Creedmoor Road and Stonehenge Drive, if requested by the City.

L. Upon final approval of a site plan upon this property, the owner of the property shall, for a period of two (2) years from and after said final approval, offer to Stonehenge Office Partners, LLC, its successors and assigns, owner of the Tax Parcel Pin #0797.10 46 8708 adjacent to the property's south line, a cross-access drive to be located at a mutually agreed upon point along the property's south property line.


Z-30-01
Pg 4 of 5
EXHIBIT A
REZONING # Z-30-01
STONEHENGE DRIVE
10' STREET YARD
(4) QUERCUS RUBRA 20' O.C.
MIN. 2 1/2" CAL
(9) ZELKOVA 20' O.C.
MIN. 2 1/2" CAL
BOC
CREEDMOOR ROAD
B.O.C.
(APPROX.)
15' STREET PROTECTIVE
YARD
AREA TO BE
DEDICATED
AS CITY R/W :
12.5' x 80.16'
= 1,480 S.F.
(APPROXIMATELY)
(8) QUERCUS RUBRA 2.5" CAL.
20' O.C.
TRANSITIONAL PROTECTIVE
YARD
5-RED MAPLES
(2.5" CAL.) 15' O.C.
10' NON PROTECTIVE
SIDE YARD
EXISTING OFFICES
17-LEYLAND CYPRESS
(6' HT.) 8' O.C.
EXISTING PARKING
EXISTING OFFICE
PROPERTY LINE (TYP.)
50' TRANSITIONAL
PROTECTIVE YARD
EXISTING RESIDENTIAL
LANDSCAPE BUFFER PLANTINGS
CREEDMOOR RD. OFFICE SITE
ALL LANDSCAPE MATERIAL TO BE ' OR EQUAL APPROVED BY THE CITY OF RALEIGH.

Z-30-01
Pg 5 of 5