Ordinance (2002) 233 ZC 520
Effective: June 18, 2002

Z-31-02 Hawkins Street, north side, extending between Kennedy Street and Rush Street, being a portion of Wake County PIN 1713-58-0540. Approximately 2 acres rezoned to Office & Institution-2 Conditional Use.

Conditions dated: (6/13/02)

1. Any office use of the property shall be restricted to a medical office building as permitted by the O&I-2 District.

2. No hotel or motel will be permitted.

3. No structure will exceed three stories (or 45')

4. Driveway access to the property from public streets shall be limited to no more than three access points.

5. Site Lighting shall be directed downward and inward to minimize glare to nearby properties.

6. Signs shall be restricted to identity of the complex.

7. (a) Existing trees which exceed eight inches diameter at breast height (8" d.b.h), at the time of construction shall be preserved in accordance with the terms of this condition. Such trees as are to be preserved shall be identified on the site development plan for review by the City of Raleigh. Such trees as are to be preserved shall be protected during construction by the use of temporary protective fencing, which fencing shall be not less than four feet (4') in height, consisting of synthetic mesh material, and placed not less than five feet (5') from the outer canopy, or "dripline," of each tree, or the collective "dripline" of each group of trees, where applicable. The storage of building materials and/or construction equipment shall not be permitted within such protective fencing. Such fencing shall be removed upon the completion of construction.

(b) For the purposes of this condition, however, such trees shall not be preserved or protected during construction, and this condition shall not be deemed to have been violated, should the removal of any such trees as are to be protected be required at any time before, during or after construction due to: (i) disease, (ii) damage to the trees unrelated to construction activity on the site including but not limited to acts of God, (iii) the requirements of the City of Raleigh, County of Wake, the North Carolina Department of Transportation, or any other government agency or political subdivision having authority over the development of the site, to make possible the construction of access drives to the site, sidewalk improvements, additional parking spaces, emergency access, or other requirements as such agencies or political subdivisions may deem necessary.

8. All refuse containers and mechanical equipment shall be screened from public view using screening of design and materials compatible with those used in the principal building.