1) Z-6-05 – New Bern Avenue, east side, south of its intersection of with I-440 Beltline, being a portion of Wake County PIN 1724430419. Approximately 12.80 acres rezoned from Industrial-1 with Special Highway Overlay District-1 to Office and Institution-1 Conditional Use with Special Highway Overlay District-1 to remain.

Conditions dated: 1/27/05

For purposes of the following conditions, the portion of Tax Parcel PIN 1724-43-0419 proposed for rezoning is referred to as the "Property."

(a) With the exception of windows, doors, soffits, gables, accenting and trim, all facades of all buildings upon the Property shall be constructed of brick.
(b) All buildings upon the Property shall have a pitched roof with a pitch no less than 5 to 12.
(c) Any residential community constructed on the Property shall have a swimming pool, fitness center, and playground for the use of residents.
(d) Any residential community constructed upon the Property shall offer garages for use by some or all of the residents.
(e) Reimbursement for any required dedication shall be the current Industrial-1 value.
(f) Vehicular access to the Property shall be via a public or private street connecting the Property to New Bern Avenue at a point that is fully signalized. This street shall have a sidewalk on at least one side.
(g) An offer of vehicular cross-access shall be made to the 5.25 acres of land [part of Book 10779, Page 01011, Wake County Registry] between the Property and New Bern Avenue west of the Property.
(h) All free-standing signs upon the Property shall be of low-profile design.
(i) Site lighting upon the Property for parking areas with more than twenty-five (25) contiguous spaces shall not exceed twenty-five (25) feet in height. No other site lighting upon the Property shall be more than eighteen (18) feet in height.
(j) All sides of above ground stormwater management areas facing buildings upon the Property shall be planted with trees and/or shrubs.