

Z-5-04 – Ed Drive, north and south sides, east of Blue Ridge Road. Approximately 10.46 acres rezoned to Office and Institution-1 Conditional Use.

Conditions dated: 7/12/04

- A. Reimbursement for any future right-of-way dedication shall be based upon the pre-existing zoning, R-4.
- B. The height of any building constructed upon the property shall not exceed one, above-ground story and shall be no higher than twenty-five (25) feet above existing grade level.
- C. A 15'x 20' easement for a transit stop, for future transit services, shall be made prior to development if requested by the City of Raleigh's Transit Services Division.
- D. Office development on the subject property shall be limited to 25% floor area ratio.
- E. The development shall be of residential character. Building mass shall be minimized through variations in fenestration, roof treatments and building materials using sloped roofs with a minimum pitch of 4:12 and varying angles. There shall be no exterior walls without windows; and no more than 80%, nor less than 15%, of any wall shall be devoted to window openings. All buildings will be constructed with traditional, residential-like building materials (e.g., brick, stucco, drivit, and lap siding).
- F. Prior to the issuance of a building permit, those parcels identified on book 10024, page 0670 (PIN number 0785.16-84-7199), book 08315, page 1980 (PIN number 0785.16-84-9148), book 0777, page OE (PIN number 0785.16-94-1167), book 07843, page 0422 (PIN number 0785.16-93-5988), and book 04181, page 0855 (PIN number 0785.16-94-2197) shall be recombined as a single parcel.
- G. A Type C transitional protective yard shall be provided along the northern edge of the subject property between the northwest corner of the subject property adjacent to that parcel identified on book 10537, page 0728 (PIN number 0785.6452) and that part of the subject property adjacent to the southeast corner of the parcel identified on book 05482, page 0869 (PIN number 0785.0396). (See attached map illustrating buffers on the subject property).
- H. A Type C transitional protective yard shall be provided along the southern edge of the subject property (adjacent to the multi-family housing). (See attached map illustrating buffers on the subject property).
- I. A Type C transitional protective yard shall be provided along the eastern edge of the subject property between the southeast corner of the subject property adjacent to the parcel identified on book 10740, page 2758 (PIN number 0785.8791) and that part of the subject property adjacent to the parcel identified on book 08716, page 1054 (PIN number 0785.8899). (See attached map illustrating buffers on the subject property).

- J. The northeast corner of the subject property will be conserved as a natural protective yard. This natural area will be bounded by the western edge of the drainage corridor's 50 foot buffer, that part of the subject property adjacent to the parcels identified on book 08716, page 1054 (PIN number 0785.16-8899), book 08105, page 2267 (PIN number 0785.16-9908, book 05454, page 0271 (PIN number 0785.16-9007), book 06802, page 0220 (PIN number 0785.16-9106), and book 02834, page 0565 (PIN number 0785.16-9224) and that part of the subject property adjacent to the parcels identified on book 08609, page 2425 (PIN number 0785.16-8401), book 08634, page 2013 (PIN number 0785.16-7431), book 08854, page 1141 (PIN number 0785.16-6460), book 09139, page 1784 (PIN number 0785.16-5490) and book 08746, page 0698 (PIN number 0785.16-5317). (See attached map illustrating buffers on the subject property).
- K. A 50 foot natural, undisturbed buffer shall be provided along the northern edge of the subject property between that part of the subject property adjacent to the southeast corner of the parcel identified on book 08746, page 0698 (PIN number 0785.5317) and the southwest corner of the parcel identified on book 10329, page 1756 (PIN number 0785.3345). That part of the subject property adjacent to the parcel identified on book 03362, page 0117 (PIN number 0785.16-1492) shall have a natural, undisturbed buffer with a width of 50 feet at the eastern most point of the buffer on the subject property and 20 feet at the western most point of the buffer on the subject property. (See attached map illustrating buffers on the subject property).
- L. In addition to the natural, undisturbed buffer on the subject property which extends across the northern border of the subject property between parcels identified in book 08746, page 0698 (PIN number 0785.5317), book 10329, page 1756 (PIN number 0785.3345), and book 03362, page 0117 (PIN number 1492), there shall be an additional ten foot planted buffer yard on the subject property for the width of these parcels east to west. The ten foot planted buffer shall be completely opaque and adjacent to the south of the undisturbed buffer. It shall have evergreen trees planted as screening and shall be planted according to the attached planting plan during a late fall planting season. The plantings shall be a minimum of 5 feet high at planting and reach a minimum height of 15 feet and complete opacity within 5 years. The owner of the subject property shall obtain a one year guarantee on the plants and will be responsible for maintaining the screening thereafter, replacing on an annual basis any screening plants that die. (See attached planting plan and map illustrating buffers on the subject property.)
- M. No building constructed on the subject property shall be closer in proximity to the property identified on book 10329, page 1756 (PIN number 0785.16-94-3345) than 100 feet.
- N. All pole-mounted light fixtures shall be of full cut-off configuration and shall be no more than 15 feet in height. In addition, those pole-mounted light fixtures situated between any buildings on the subject property on the north side of Ed Drive and the adjacent parcels identified on book 08243, page 2292 (PIN number 0785.16-9378), book 05482, page 0869 (PIN number 0785.16-0396), book 03362, page 0117 (PIN number 0785.16-1492),

book 10329, page 1756 (PIN number 0785.16-3345) and book 08746, page 0698 (PIN number 0785.16-5317) or between Ed Drive on the subject property and these adjacent parcels, in the event there is no building between Ed Drive on the subject property and these adjacent parcels, shall have house-side shields so that the lights are directed away from the above-mentioned adjacent parcels. Finally, there shall be no lighting directed on or against the north side of any building situated on the north side of Ed Drive on the subject property, except as necessary to identify building exits and provide safe egress from those exits.

- O. No uses other than the following shall be permitted on the subject property: (i) accessory structures and uses; (ii) single family detached dwelling unit with a density of no more than 6 units per acre; (iii) single family attached (townhomes) with a density of no more than 6 units per acre; (iv) office, agency, or studio of a professional or business agent, or political, labor or service association; (v) other professional or service office, studio or agency not otherwise listed as permitted in the zoning district; and (vi) office center.