Z-15-13 Spring Forest Road - located on the north side, west of Falls of the Neuse Road being a portion of Wake County PIN 1717-10-2685. Approximately 5.22 acres are to be rezoned from Office & Institution-3 to Office & Institution-1 Conditional Use District.

Conditions Dated: 5/8/13

Narrative of conditions being requested:

The portion of tax parcel PIN 1717-10-2685 zoned Office & Institution-3 District and proposed for rezoning in this case is referenced in the following conditions as the "Property."

a. Any building constructed upon the Property shall not exceed sixty-five (65) feet in height.

b. The following uses shall be prohibited upon the Property:

Dwelling unit or units
Correctional Facility
Crematory
Funeral home
Hospital
Veterinary Hospital
Bed and Breakfast Inn
Heliport
Utility Substation

c. Any building constructed upon the Property shall have a building side that faces Spring Forest Road and such building side shall contain a primary entrance to the building. Safe and convenient pedestrian access shall be provided which shall connect the aforementioned primary entrance of any building upon the Property to parking areas and to a sidewalk along Spring Forest Road. Such access shall be provided by sidewalks or clearly marked pedestrian crossings of hardscape areas, each having a width of at least five (5) feet.

d. Upon development, an offer of vehicular and pedestrian cross-access shall be provided to parcels PIN 1717-10-0286 (owner: SZR North Hills LLC; deed recorded at Book 11426, Page 309, Wake County Registry), 1717-10-6975 (owner: Spring Peas LLC; deed recorded at Book 8900, Page 792, Wake County Registry), and the remaining portion of PIN 1717-10-2685 (owner: CN Investors; deed recorded at Book 6527, Page 142, Wake County Registry) or evidence of existing such cross-access shall be provided to the City.

e. Upon the development of the portion of tax parcel PIN 1717-10-2685 (owner: CN Investors, LLC; deed recorded at Book 6527, Page 142, Wake County Registry), rezoned Office & Institution-2 CUD in Zoning Case Z-31-12, a plan for the sharing of parking by

land uses on the Property and on such portion of parcel PIN 1717-10-2685 shall be submitted to the City for approval and shall be implemented following approval.

f. The floor area ratio for the Property shall not exceed .33.

g. Upon the removal of the buildings on the Property and the construction of a new building or buildings, at least twenty-five percent (25%) of each building side (excluding windows and doors) of any new building constructed upon the Property shall be constructed of brick or masonry.

h. Upon the removal of the buildings on the Property and the construction of a new building or buildings, bicycle racks will be provided at a minimum of two (2) locations on the Property with the location and number of the racks to be determined at the time of the site plan approval.

i. All free-standing exterior lighting will utilize full cut-off fixtures.

j. If following the recordation of a subdivision plat that includes the Property and shows locations for (i) a tree conservation area or areas that comply with applicable provisions of the City Code or Unified Development Ordinance and (ii) curb cuts for vehicular ingress and egress that serve the Property and/or the remaining portion of PIN 1717-10-2685 (the tax parcel that now includes the Property), an area remains along Spring Forest Road that has not been used for either subsections (i) and (ii) above and is acceptable to the City's Transit Division for a transit easement, then within ninety (90) days following recordation of such subdivision plat the owner shall provide the City a transit easement along Spring Forest Road measuring fifteen (15) by twenty (20) feet or such lesser dimensions as shall be specified by the City. The location of the easement shall be approved by the Transit Division and the deed of easement shall be approved by the City Attorney.