

**Z-25-99 Creedmoor Road**, west side, north of Lynn Drive, being Wake County Tax Map Parcels 0797 43 9505, 9826, 9722 and 44 9030 and 9122. Approximately 2.4 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (04/20/99)

1. Development shall comply with Planning Commission Certified Recommendation 7107.
2. The office development of this property shall be limited to a maximum floor area ratio (FAR) of .33.
3. Reimbursement for future right-of-way dedication for Creedmoor Road shall be based on R-4 values.
4. The office development of this property shall be limited to a maximum building height of two stories (29 feet).
5. The exterior building and parking lot lighting shall be shielded so as to produce no direct glare onto adjoining properties zoned a residential district and all freestanding exterior lighting shall not exceed 20 feet in height.
6. A transition yard of 20 feet shall be provided along the common property line of lots with PIN numbers 0797447142, 0797447092, and 0797437889. This yard shall not be reduced in width and shall be planted in accordance with the City's landscape ordinance and shall remain undisturbed except for removal of dead, diseased or nuisance vegetation, a fence, landscape plantings, and improvements to storm water facilities, utilities, and erosion control facilities as required by the appropriate authorities.
7. A cross-access agreement will be provided for the subject property and to the adjacent lot PIN# 0797449224 approved by the City Attorney and recorded in the Wake county Registry prior to a building permit being issued.
8. In the event that the street yard is graded, with existing vegetation removed, the required street trees shall be increased to 26 inches total circumference per 50 linear feet of street yard and the minimum street tree caliper shall be increased to 4 inches.
9. Upon development, a six (6') foot fence of wood, vinyl, or of the same materials of the principal building, shall be constructed along the rear property line (within + 5ft. of the property line) common to the adjacent lots with the PIN #'s 0797447142, 0797447092, and 0797437889.
10. The developer of these properties shall notify by registered mail the adjacent lot owners with PIN #'s 0797447142, 0797447092, and 0797437889 two weeks prior to submittal of any site plan to the City of Raleigh.

11. The following uses shall not be permitted: funeral home, hospital (medical, psychiatric, veterinary), utility services and substation, telecommunications tower, bed and breakfast inn, guest house and eating establishments.

12. The office development of this property shall be of residential character with sloped roofs.