

Z-38-90 Creedmoor Road, east side, north of West Millbrook Road and Southern National Bank, being Parcel 25, Tax Map 378, rezoned to Office and Institution-1 Conditional Use District.

Conditions:

1. Maximum building height shall be 25 feet as measured from the grade of Creedmoor Road.
2. There shall be a minimum transitional yard of 50 feet extending from the rear property line. The minimum transition yard may be varied due to topographic conditions or existing lot configuration and should not exceed 30 percent of the area of the lot.
3. The proposed will not create adverse stormwater impact on adjacent residential areas. Upon development, the developer will comply with CR-7107 regarding stormwater controls.
4. Hospitals, Masseur or Masseur shall be a prohibited use in this Conditional Use Zoning District.
5. On-site lighting will not cause an illumination of more than 4/10s foot-candles at the property line.
6. Minimum street yard, transitional yard and vehicular surface and service area shall be landscaped, to wherever possible include the native healthy trees into the design.
7. Maximum building lot coverage shall not exceed 20 percent for one-story structures: 15 percent for two story + structures.
8. FARS for development will not exceed .33.
9. All signage will complement the architectural style of existing and proposed buildings with regard to scale, color and texture.
10. Raleigh Comprehensive Plan 3/90 Miscellaneous Small Area Plans 5-11.28. Access points with direct access to thoroughfares should remain at least 400 feet from the intersection of right-of-way lines. The present curb cut is located 480 feet north of West Millbrook intersection. Before new development occurs owners shall be willing to execute an agreement with owners of parcel 24, providing for cross-access between the two parcels.
11. New development located on this property will be designed with an exterior primarily consisting of wood or brick and pitched (4:12 minimum) roof(s).
12. Windows for new development will be a minimum of 15% and a maximum of 30% of any elevation with no window larger than 20 square feet.