

**Z-12-99 Strickland Road**, south side, and Creedmoor Road, east side, west of Hamrick Drive, being Wake County Tax Map Parcels 0798.14 43 8271, 7242, 0798.18 42 7600, 0798.15 52 1852 and 53 4048. Approximately 13 acres rezoned Office and Institution-1 Conditional Use.

Conditions dated: (6/9/99)

A. I-1. Within the area designated Tract A on the attached "Zoning Plan" dated March 30, 1999, prepared by Cline Davis Architects, P.A. stormwater runoff control measures shall meet or exceed the standards of Planning Commission Certified Recommendation 7107. The following standards shall apply to the area designated as Tract B on the aforementioned Zoning Plan:

1. Uses prohibited by Code Section 10-2056(d) shall not be allowed.
2. Natural resource buffer yards shall be required in the same manner as described in Code Section 10-2056(e)(2).
3. Impervious surface coverage shall be regulated in the same manner as provided for in Code Section 10-3052(a), except that any wet pond serving the property shall capture the first one inch of rainfall and be engineered to North Carolina Department of Environmental and Natural Resources standards for control of water quality; in addition, the property owner shall consult with the appropriate representatives of the Department of Forestry of North Carolina State University and incorporate, where practical, biological engineering recommendations for the construction and maintenance of all stormwater control devices. All construction standards and management practices are subject to final approval by the City of Raleigh Central Engineering Department; any required stormwater control measures shall be maintained in accordance with Code Section 10-5006(a)11(d).

B. A minimum building setback of one hundred feet (100') in width, including therein a minimum tree protective area of thirty feet (30') in width, shall be maintained along the rezoned property's common border with Wake County PIN #'s 0798.15 53 7192, 0798.15 53 7025, and 0798.15 52 6977; a minimum building setback of fifty feet (50') in width, including therein a tree protective area of thirty feet (30') in width, shall be maintained along the rezoned properties' common border with Wake County PIN #'s 0798.15 52 5846, 0798.15 52 4798, 0798.15 52 4639, 0798.15 52 4601, 0798.15 52 3563, 0798.15 52 6920, 0798.19 52 3435, 0798.19 52 1376 and 0798.19 52 1413, all as illustrated in the attached zoning plan dated February 4, 1999, prepared by Cline Davis Architects, P.A. Existing vegetation within the tree protection area shall remain undisturbed except for:

1. Storm drainage facilities, erosion control devices, electric, telephone, cable television, and similar installations (fiber-optic cable, etc.), gas and/or water,

sanitary sewer installations, driveways, pedestrian paths, and similar improvements approved by the appropriate local government authority. Any such construction shall be designed and undertaken so as to create as little disturbance of the area as possible while still honoring public service, health and safety requirements.

2. The construction of entrance features, fences, berms, walls, associated passive recreation features, and the planting of new vegetation which tends to enhance the area's visual appeal, or sign and noise screening requirements.

3. Treatment or removal of nuisance or diseased vegetation. To illustrate but not limit the foregoing: Trees which encroach upon property boundaries or whose limbs hang over adjacent properties, overhead electric lines, streets or drives may be removed; pine trees infested with or threatened by pine bark beetles or similar pests may be removed.

C. Building heights within 225 feet of the rezoned property's common border with Wake County Pin #'s 0798.15 52 5846, 0798.15 52 4798, 0798.15 52 4639, 0798.15 52 4601, 0798.15 52 3563, 0798.15 52 6920, 0798.19 52 3435, 0798.19 52 1376 shall be limited to not more than 28'-12 feet. Total gross floor area to be constructed on the rezoned property shall not exceed a floor area ratio of .20 x 12.47 acres.

D. Exterior lighting shall be aimed downward and shielded so as to prevent direct view of the light source from adjacent R-4 properties. Freestanding light poles within thirty-five feet (35') of the R-4 properties cited in "C" above shall not exceed eighteen feet (18') in height.

E. At the time of initial site plan or subdivision approval, a unity-of-development plan approved by the City of Raleigh will be formulated for all buildings on the site, assuring complementary signage, architectural style, construction materials and cross-access ways. The predominant construction material for all buildings shall be brick.

F. Refuse containers and heating and air-conditioning units shall be maintained within wooden or masonry enclosures or otherwise screened from direct view from adjacent residentially zoned lots, in accordance with the approved unity-of-development plan.

G. The applicant shall notify, by certified mail/return receipt requested, owners of property as listed by the Wake County tax office, adjacent to or within 100 feet of the rezoned property or subdivision or site plan approval requests filed with the City of Raleigh. A similar notice shall also be provided by the property owner to the then chairman of the area Citizens Advisory Council at his or her residence address listed with the City of Raleigh.

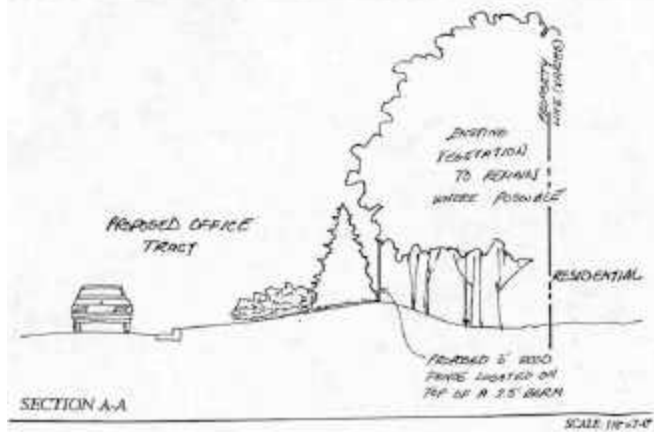
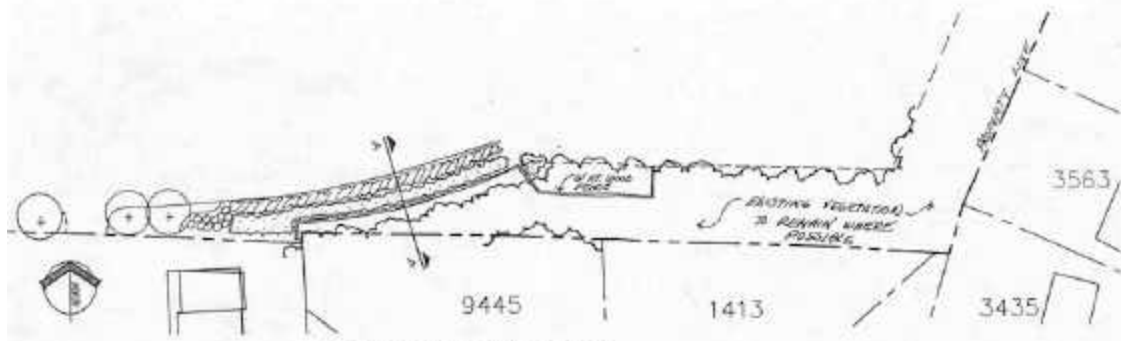
H. The property owner shall, prior to receiving a building permit for new construction on the subject property, or concurrently with the recording of a plat for the division of land, whichever event shall first occur, deed in fee simple, or by appropriate easement, to a

**Ordinance (2001) 977 ZC 496**  
**Effective: 5/1/01**

property association all common areas, including but not limited to all tree protection areas (buffers) designated on the attached rezoning plan, and any stormwater control measures required pursuant to subsection A(3) of these zoning conditions. Concurrently, the property owner shall record a maintenance covenant for such areas, including assurance of (1) access, (2) protection measures against erosion and/or sedimentation, and (3) permanent maintenance and apportionment of cost therefor. The City Attorney shall approve the property owners association legal documents prior to recordation.

I. Right-of-way dedication reimbursement shall be based on the current zoning classifications of R-4 and O&I





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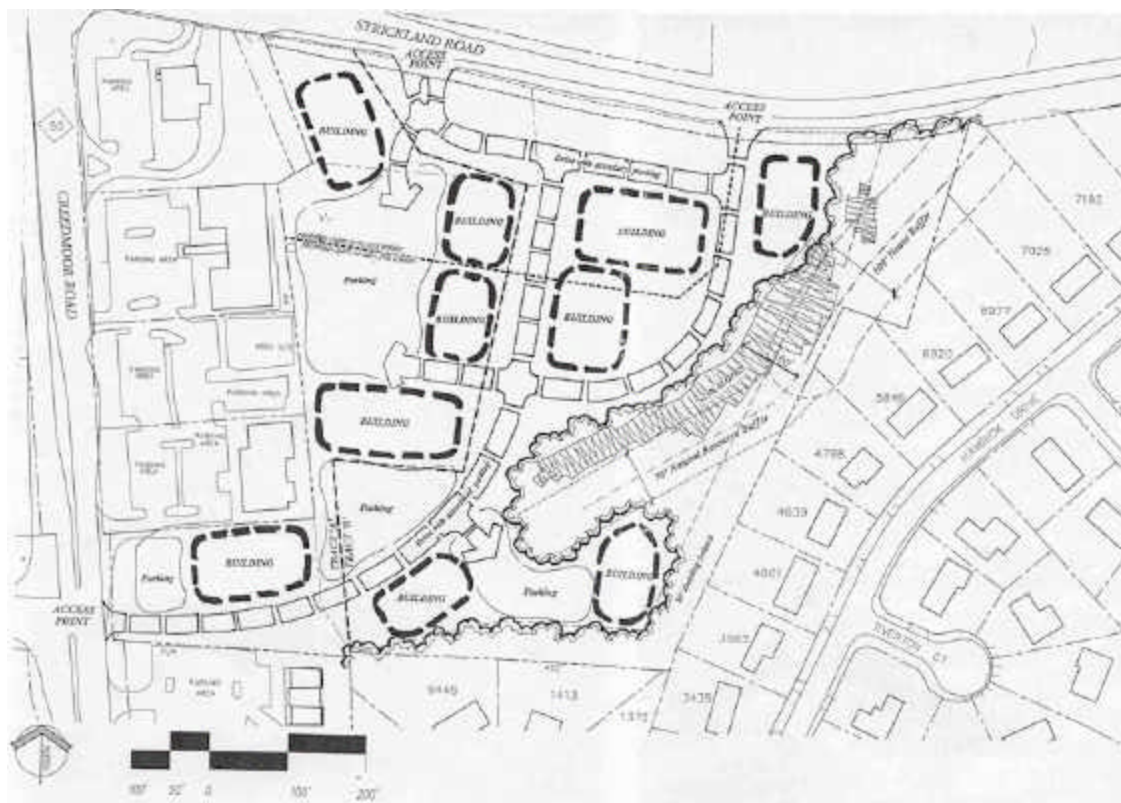
STRICKLAND ROAD  
OFFICE VILLAGE  
A New Office Community  
Designed for the Future  
Design: David Cline

Project: 00007  
Date: 12/04/04  
Revision:

Drawn By: CDA  
EXHIBIT FOR  
RECORDING CASE  
#12-04

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EXHIBIT A  
2/23/05

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