

ORDINANCE 485 ZC 447
EFFECTIVE 1/5/99

Z-103-98 Creedmoor Road, east side, north of Lynn Road, being Wake County Tax Map Parcels 0797.15 53 1205, 1434, and 1546. Approximately 2 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (12/7/98)

A. Development shall comply with Planning Commission Certified Recommendation 7107.

B. The office development of this property shall be limited to a maximum floor area ratio (FAR) of .33.

C. Reimbursement for future right-of-way dedication for Creedmoor Road shall be based on R-4 values.

D. The office development of this property shall be limited to a maximum building height of two stories (29 feet.)

E. The exterior building and parking lot lighting shall be shielded so as to produce no direct glare onto adjoining properties zoned as residential district and all freestanding exterior lighting shall not exceed 20 feet in height.

F. Transition yard of 25 feet shall be provided along the common property line of lots with the PIN numbers 0797.15 53 2161 (Siar), 0797.15 53 3335 (Hanna), and 0797.15 53 3568 (Gelston) and 0797.15 53 3458 (Gouldie). 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, required improvements to storm water facilities, utilities, erosion control facilities, fill (to a maximum width of five (5) feet, a fence and landscape plantings.

G. A cross-access agreement will be provided for the subject property and to the adjacent lots with PIN numbers 0797.15 53 1655 (Keith) and 0797.15 53 0088 (Johnson), approved by the City Attorney and recorded in the Wake County Registry prior to a Building Permit being issued.

H. 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.

I. Trees larger than 12 inches in caliper located in the street yard shall be surveyed and located on any site plan and consideration shall be given to preserving such trees in accordance with Section 10-2082.5(f)(2) of the Raleigh City Code.