

Z-76-94 Creedmoor Road and US 70, northwest corner of the intersection, being Parcel 5860, Block 42, Tax Map 0796.14. Approximately 6.8 acres rezoned to Shopping Center Conditional Use.

Conditions: (Dated 5/19/95)

1. Development of the subject property, or subdivided lots thereof, will comply with the provisions of certified recommendation 7107 of the Raleigh Planning Commission.

2. Uses for this property shall be restricted as follows:

a. Retail Sales Uses:

1. Book store, excluding adult bookstore, with coffee bar, bakery/bagel/sandwich shop as accessory uses;
2. Music store with coffee bar, bakery/bagel sandwich shop as accessory uses;
3. Computers, software and related electronics store with coffee bar, bakery/bagel/sandwich shop as accessory uses;
4. Office supplies store;
5. Housewares, home furnishing and home use appliance stores;
6. Gifts, card and stationery shop;
7. Flowers/Florist shop;
8. Jewelry shop;
9. Photography studio;
10. Newsstand;
11. Drug store;
12. Pet supply store without pet sales;
13. Antique Shop;
14. Apparel (including formal wear sales or retail) shoe (including repair) shops and tailoring (including dry goods) shops and dry good shops;
15. Hobby, art supplies and framing shops;
16. Garment pressing, Laundry & Dry Cleaning (walk-up and pick-up only - no plant on the premises);
17. Camera shop (including film developing and printing) and copy shop without drive through service;
18. Furniture, draperies and interior decorating supply stores including piece goods (dry goods) store;
19. Art gallery;
20. Library;
21. Toy and sporting goods stores;
22. Barber, beauty, nail & manicure and cosmetic art shops;
23. Shopping area and shopping center (limited to uses prescribed herein);
24. All office uses as provided in "Office Land Use" column of the "Schedule of Permitted Land Uses in Zoning Districts" in Code Sec. 10-2071, so long as said use (s) is (are) not in conflict with Condition B-II below and not including "Office Center" or "temporary event" as listed therein;

25. Utility services as provided in Code Sec. 10-2002.

- b. All other general, conditional and special uses usually permitted in the Shopping Center *Zoning* District as set forth in Raleigh City Code Sec. 10-2041(b)(1), 10-2041(b)(2) and 10-2041(b)(3) are prohibited, specifically including all dwelling units and equivalent dwelling units.
- c. For reimbursement purposes, any additional right-of-way for Creedmoor Road shall remain at O&I-1 values.
- d. At the time of submittal for Site Plan Approval, a traffic impact analysis, adhering to methods described in the 1985 Highway Capacity manual for such studies or its successor publication, will be submitted to the Raleigh Department of Transportation. This study shall verify that the proposed development of 60,000 square feet of retail space will not sufficiently impact the adjacent road network to require that the development provide road improvements to relieve congestion excluding acceleration/deceleration lanes required to accommodate permitted driveways. The study shall include: a 2% per year increase to the traffic in the region; analysis of the Glenwood/Creedmoor intersection using HCS analysis software version 2.3; and SOAP84 to determine anticipated maximum queue backup at the intersection.
- e. Development will be limited to a maximum gross square footage of 60,000 square feet.
- f. Access points will be limited to no more than one-per street frontage.
- g. Any access driveway onto Creedmoor Road will be located at the existing median opening opposite from the Marriott Drive-Creedmoor Road intersection.
- h. The eastern edge of pavement for the access driveway onto Glenwood Avenue will be located at least one hundred and sixty (160) feet west of the intersection point on this parcel of the new right-of-way of Creedmoor Road per subdivision S-73-92 and the right-of-way line of Glenwood Avenue. The western edge of pavement for said driveway will be located at least twenty (20') feet from the common corner for this lot and parcel 0796.18 42 2327 and the right-of-way of Glenwood Avenue.
- i. Buildings and related vehicular service areas will be located in the building envelope areas described and illustrated on Exhibit A with all building walls having uniform exterior finishes.
- j. Parking and driveways will be located in the vehicular envelope area described and illustrated on Exhibit B.
- k. Building height will not exceed thirty-five (35) feet above the grade of the top of the curb along Creedmoor Road. Said height to be calculated by determining the point on the building that is perpendicular to the selected point on the curb line and comparing the

height of the building, including any parapet or screen situated above the roof, to the elevation of the point on the curb. Elevations are to be determined based upon standard surveying practices for calculating elevation above mean sea level. If the City code applies a more stringent requirement, then the Code Standard shall apply.

l. Parallel lines of trees shall be installed in the parking area as illustrated on Exhibit C. Said trees shall have a circumference of 9 and 3/8 inches (9 3/8") measured one half-foot above ground level.

m. As a part of the Site Plan approval for any permitted use on this property, a Site Lighting Plan will be submitted confirming the site area lighting will not create sustained illumination in excess of three-tenths (0.3) foot candles at any point along the common boundary of this tract and the following adjacent Wake County Tax parcels:

0796.18 42 2327 (Goodwin)	0796.14 42 2767 (Irizarry)
0796.14 42 2577 (Alston)	0796.14 43 3044 (Weddington)
0796.14 43 3168 (Cate)	0796.14 42 3923 (Wall)

Area light poles shall not exceed 12 feet in height when located in protective yard areas and 20 feet in height in all other areas. Area light poles may encroach not more than 5 feet into the protective yard along the western boundary line.

n. Loading and Service areas including dumpster facilities will be located within four sided enclosures with exterior finished that complement the exterior finishes of the building (s). These enclosures will be positioned within the building envelopes as set forth in Condition I above and within one hundred and thirty feet (130') of the right-of-way of Creedmoor Road. The enclosure walls will be at least eight (8) feet tall. Pick up and delivery servicing, including trash collection, will be limited to occur between the hours of 8:00 a.m. and 9:00 p.m. Monday through Friday and 9:00 a.m. and 9:00 p.m. on Saturday and Sunday.

o. A protective yard area will be provided along the common boundary of the subject parcel (0796.14 42 5860) and the following adjacent Wake County tax parcels:

0796.18 42 2327 (Goodwin)	0796.14 43 3044 (Weddington)	0796.14 42 2577 (Alston)
0796.14 42 3923 (Wall)	0796.14 43 3168 (Cate)	0796.14 42 2767 (Irizarry)

This buffer will consist of the following elements:

1. An over all width of forty (40) feet into the subject parcel measured perpendicularly from the property line.
2. The twenty (20) foot portion of the buffer immediately contiguous with the property line (the first twenty foot section) will remain undisturbed (no grading) except for the installation of supplemental trees and shrubs to meet a portion of the transitional protective yard planting standards as required by the City's Landscape Ordinance and

allowing for removal of dead, diseased or damaged materials that pose safety hazards; and,

3. The remaining twenty (20) feet (the second twenty (20) section) may be graded or possess: retaining walls as needed to make proper grade transitions for slope stabilization between the finished site grades and the undisturbed buffer section; utility services; tree and shrub plantings along with walls and fences to complete the required transitional protective yard standard as required by the City's Landscape Ordinance; and site lighting fixtures per Condition "M" above.

4. A "super buffer" area will be provided as follows:

The super buffer will extend one hundred and sixty (160) feet on either side of the center line of the entrance drive from Creedmoor Road. Within this overall length of 320 feet, the buffer will be eighty (80) feet wide measured perpendicularly into the subject site. Within this eighty foot area, the first twenty (20) feet from the property line will remain undisturbed per item o-2 above. However, every effort will be made to permit the maximum achievable amount of the second twenty foot area as set out in item o-3 above. For the remaining forty (40) portion, a detailed Landscaping Plan will be provided at the time of site plan approval illustrating the creation of a densely landscaped area of evergreen plantings.

An additional eighteen (18) foot wide area (for a total super buffer of 98 feet) will be added to the eighty foot area. It will extend forty-five (45) feet on either side of the center line of the entrance driveway from Creedmoor Road. This additional area that will create the terminus of the entrance drive will be densely planted with large evergreen trees and shrubs as specified below in item o-5 to create an opaque screen within this eighteen (18) feet wide area immediately adjacent to the driveway.

A detailed planting plan and grading plan for this super buffer illustrating the intensive evergreen plantings and the camimum portions of the super buffer to be retained in an undisturbed state will be submitted to the City as a part of the site plan approval package and at the same time to the adjacent property owners of parcels noted above in this condition.

5. The following plant materials, and sizes of materials, shall be used for the purpose of meeting the transitional protective yard planting standards:

Only evergreen shrubs will be used such as Julienne Barberry, Glossy Eleagnus, Pyracanta or comparable thorn bearing shrubs approved by the City Landscape Inspector within the initial forty (40) foot wide buffer area. Within the remaining fifty-eight (58) foot super buffer area other ornamental shrubs may be used.

Only evergreen trees providing dense foliage from ground level up such as magnolia or comparable species approved by the City Landscape Inspector will be used.

Shrubs shall at time of installation be a minimum size of 2 and 1/2 feet tall in height.

Trees shall be a minimum of 3 inches in diameter, or 9 and 3/8 inches (9 3/8") in circumference, measured one-half foot above ground level and shall have a height of 8-10 feet.

p. All HVAC, related mechanical equipment and transformers will be located within enclosures consisting of side and top screening materials.

q. Retail facilities developed on this site will be limited to one (1) occupied level.

r. Hours of operation (defined as being those hours between which businesses may be open to the public) shall be limited to the hours between 9:00 a.m. and 11:00 p.m. Monday through Sunday for any Bookstore or Music Store described in Condition 2-1 and 9:00 a.m. to 9:30 p.m. for any other permitted retail sales use.

s. Signs placed on any building that may be viewed from any point along the common boundary with parcels:

0796.14 43 3168

0796.14 42 2767

0796.14 43 3044

0796.14 42 2577

shall meet the following criteria:

1. be painted or otherwise affixed to windows and be illuminated only as a result of indirect lighting;

2. be affixed under a canopy or portico and meet the requirements of the City Code Section 10-2083.2(0)(4)c. for such signage;

3. be a wall sign of size and area meeting the City Code that consists of non-self illuminated individual letters or words mounted on the building wall and illuminated by means of indirect lighting either placed behind the sign so as to silhouette the letters or words or from lights mounted in front of the sign and directed to shine upon the sign. If either indirect lighting measures are employed, the source lights will be turned off by 11:15 p.m. for the Bookstore or Music Store and by 10:00 p.m. for any other retail use.

This same criteria shall apply to any sign visible from any point along the common boundary of parcel 0796.18 42 2327 except for the first seventy-five (75) feet of said line off of the right-of-way of Glenwood Avenue.

Neon signage will not be used either on the building or inside windows where it could be viewed from any point along the common boundary with the adjacent parcels as stated herein.

t. Access control devices will be utilized to prevent ingress after 11:00 p.m., seven days per week to all automobile parking spaces or portions thereof that occur within one hundred and thirty (130) of the common boundary with parcels:

0796.14 43 3168	0796.18 42 2327
0796.14 43 3044	0796.14 42 3923
0796.14 42 2767	0796.14 42 2577

This provision is not intended to limit ingress/egress upon and over any primary building access driveway that may be constructed generally parallel to the western side of the building envelop set out in Condition I above. This primary building access driveway would be within sixty-five (65) feet of the edge of the building envelope and it could run from the northernmost limit of building development southward to connect with Glenwood Avenue. Further this provision will not apply to the main entrance driveway off Creedmoor Road from Creedmoor Road to its point of full connection to the primary building access driveway described above.

u. Beginning at the common corner of parcels 0796.14 42 2767 (Irizarry) and 0796.14 42 2577 (Alston) on the western boundary of the subject property, a line will be projected across the subject property to the right-of-way line of Creedmoor Road as per Exhibit D attached. This line will divide the interior use of building spaces (not including enclosed truck loading/service areas or parking requirements) that occur on the subject site as follows to achieve a mixed use development of the subject property.

1. Building spaces south of the line (between the line and right-of-way of Glenwood Avenue) will be used for retail as permitted by Condition "A.2.a." above, not to exceed 42,500 SF of leasable building space (enclosed truck loading/service areas not included).

2. Building spaces north of the line (between the line and parcel 0796.14 44 4054) will be use for office uses as provided for in Condition "A.2.a." above.

v. The exterior building treatment shall be a blend of Classical Styling to relate to Crabtree Valley Mall, and modern materials. Modern materials include but are not limited to items such as: drivet, pre-cast concrete, smooth stucco, stone, brick, etc. Architecturally the building treatment will consist of: stylized single or double columns: a fascia above the columns; a recessed window-wall below the fascia and behind the columns and solid wall areas. Other classical elements such as coins, keystones and crown moldings may also be incorporated. Columns will occur either as paired sets or singles with capital and base elements and create the appearance of an arcade. Glass will be recessed at least twelve (12) inches behind the fascia. The building elevation visible from both Glenwood Avenue or Creedmoor Road will be of this treatment.