

Z-57-98 Southall Road, southeast side, east of New Hope Road, being a portion of Wake County Tax Map Parcel 1735.17 11 4397. Approximately 17.2 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (10/13/98)

I. For reimbursement purposes, right-of-way for Raleigh Boulevard and Southall Road shall remain at R-4 values.

II. Upon development, the rate of stormwater runoff will comply with CR-7107.

III. Voluntary Conditions Applicable to Parcel A of the subject property (PIN #1735.17 11 4397) as shown on Exhibit A attached, (By the John R. McAdams Company, dated 10/9/98).

A. All buildings shall be restricted to a maximum three (3) stories in height and a maximum of fifty (50') in height.

B. No more than (2) access points shall be permitted from Raleigh Boulevard and not more than (2) access points shall be permitted from Southall Road.

C. No multi-family dwelling development will be permitted on this parcel.

D. The Transitional Protective Yard on the subject property (PIN #1735.17 11 4397) shall be twenty-five feet (25') in width where adjacent to parcel #1735.22 1837 and parcel #1735.32 2085.

1. The twenty feet (20') nearest the common property line shall remain undisturbed and actively protected with the exceptions that: 1) planting materials may be placed within this undisturbed area when such materials are needed to augment the existing vegetation in order to satisfy the minimum quantity and size planting requirements of a twenty feet (20') Transitional Protective Yard without fences in accordance with the Development Regulations of the City of Raleigh, and 2) drainage utilities when required by the City of Raleigh.

2. The remaining five feet (5') of the Transitional Protective Yard may be disturbed as needed for permitted grading and construction activity and if disturbed shall be landscaped with planting materials in quantities and sizes that meet the City of Raleigh standards for Transitional Protective Yards without fences.

E. A Transitional Protective Yard twenty-five (25') in width shall be provided on the subject property (PIN #1735.17 11 4397) where adjacent to remainder Parcel C of the subject property, as shown on Exhibit A attached hereto.

ORDINANCE (1998) 435 ZC 443
Effective: 10/21/98

1. The twenty-five feet (25') nearest the common zoning line shall remain undisturbed and actively protected with the exceptions that if a roadway and roadway right-of-way is required by the City of Raleigh for the provision of roadway and/or utility access to parcel #1735.22 1837 then there shall be provided a planted Transitional Protective Yard of twenty-five feet (25') in width located on the southern side of such roadway. This Transitional Protective Yard shall satisfy the minimum quantity and size planting requirements of a twenty feet (20') Transitional Protective Yard without fences in accordance with the Development Regulations of the City of Raleigh.

F. A six (6) to eight (8) feet high closed fence will be installed on the subject property at a distance of twenty feet (20') from the common property line shared by parcel #1735.17 11 4397 and parcel #1735.22 1837. A finished side shall front parcel #1735.22 1837.

G. Perimeter pole lighting within forty-five feet (45') of parcel #1735.22 1837, parcel #1735.32 2085, and Parcel C of the subject lot as shown on Exhibit A attached to this list of voluntary use conditions shall not exceed twelve feet (12') in height and shall meet the requirements for shielding residential property from the effects of non-residential development lighting contained in Section 10-2089 of the Development Regulations of the City of Raleigh.

IV. Voluntary Conditions Applicable to Parcel B of the subject property (PIN #1735.17 11 4397) as shown on Exhibit A attached, (By the John R. McAdams Company, dated 10/9/98).

A. All buildings shall be restricted to a maximum of two (2) stories in height and a maximum of thirty feet (30') in height.

B. No more than one (1) access point shall be permitted from Raleigh Boulevard and no more than two (2) access points shall be permitted from Southall Road.

C. No multi-family dwelling development will be permitted on this parcel.

D. No building shall be located closer than one hundred ten feet (110') to adjoining parcel #1735.01 5288.

E. Paved surfaces for use by motor vehicles shall be designed and landscaped with plant materials so that they are not visible from parcel #1735.01 5288 or parcel #1735.01 7727.

F. Perimeter pole lighting within 100 feet (100') of parcel #1735.01 5288 or parcel #1735.01 7727 or within 45 feet (45') of Parcel C of the subject lot as shown on Exhibit A attached hereto shall not exceed twelve (12') in height and shall meet the requirements for shielding residential property from the effects of non-residential development lighting contained in Section 10-2089 of the Development

Regulations of the City of Raleigh.

G. A Transitional Protective Yard on the subject property (PIN #1735.17 11 4397) shall be twenty-five (25') in width where adjacent to remainder Parcel C of the subject property as shown on Exhibit A attached hereto.

1. The twenty feet (20') nearest the common property line shall remain undisturbed and actively protected with the exceptions that: 1) planting materials may be placed within this undisturbed area when such materials are needed to augment the existing vegetation in order to satisfy the minimum quantity and size planting requirements of a twenty feet (20') Transitional Protective Yard without fences in accordance with the Development Regulations of the City of Raleigh, and 2) drainage utilities when required by the City of Raleigh.
2. The remaining five feet (5') of the Transitional Protective Yard may be disturbed as needed for permitted grading and construction activity and if disturbed shall be landscaped with planting materials in quantities and sizes that meet the City of Raleigh standards for Transitional Protective Yards without fences.