

Z-45-99 Creedmoor Road, east side, north of West Millbrook Road, being Wake County Tax Map Parcel 0796.06 49 7178. Approximately .5 acre rezoned to Office and Institution-1 Conditional Use.

Conditions: 05/25/99

1. Maximum building height shall be 25 feet. No building shall be more than three stories high as measured from any side.
2. There shall be minimum transitional yard of 50 feet extending from rear property line PIN 0796.06-49-9148. This minimum transition yard shall be defined and regulated in Part 10, Chapter 2 of the Raleigh City Code. No existing healthy tree in the rear transitional protective yard shall be removed unless its retention conflicts with planting plans, or drainage ways, detention ponds, utilities, or utility easements required by the city. No tree removal, grading or other disturbance shall exceed thirty percent (30%) of this 50' transitional yard.
3. Maximum building lot coverage shall not exceed 25% for one-story structures and 15 percent for structures of two or more stories.
4. The floor area ratio shall not exceed .33.
5. Cross-access or offer between this parcel and adjoining parcels to the north PIN# 0796.06-49-7362 and south PIN# 0796.06-49-7056 will be executed prior to the approval of any site plan or recombination plat or subdivision plat. There will be no more than one access point on Creedmoor Road from this parcel.
6. Exterior lighting shall be aimed downward and shielded to prevent the direct view of the light source from the neighboring residential properties. Light standards shall be no more than 15 feet in height.
7. Upon development, the developer will comply with CR 7107 regarding stormwater run-off controls.
8. Building will be designed with an exterior primarily consisting of wood or brick and be pitched roofs (3:12 minimum). Windows will be a minimum of 15% and a maximum of 60% of the front and rear elevations. One or more of the following shall change at least every 80 linear feet of building facade: color or texture of exterior building materials, roof line or roof pitch, architectural details, projections of facade.
9. Signage shall either be attached to buildings or detached, in the form of low-profile ground signs. All signage will complement the architectural style of existing and proposed buildings with regard to scale, color and texture and will comply with city codes and ordinance.

10. Hospitals and multi-family dwellings shall be prohibited.

11. The noise standards contained in Sections 12-5001 through 12-5004 of the Raleigh City Code are applicable to this site so long as the property remains outside of the corporate limits of the City of Raleigh.

12. Reimbursement for right-of-way for Creedmoor Road, if any, shall be at the current zoning for R-4 value.

13. The Street Yard Trees shall be a minimum of four and one-half inches (4.5") in caliper. The street yard shall not utilize Bradford Pears to meet the code requirement for street yard trees.