

Z-51-97 Falls of Neuse Road and Rainwood Drive, southwest intersection, being Map 1718.18 20 7870. Approximately 1 acre rezoned to Office and Institution-1 Conditional Use.

Conditions: (10-27-97)

A. Development of the property will be in compliance with City of Raleigh Planning Commission Certified Recommendation No. 7107. Concurrent with site plan approval, applicant shall submit a stormwater management plan. Said plan shall also be submitted to the owner of the property identified as Wake County PIN 1718.18 20 8670.

B. All exterior refuse containers shall be screened so as not to be visible from public rights-of-way by a 6-ft. closed fence and shall not be located within 50 feet of the property boundary identified as Wake County PIN 1718.18 20 8670. Said refuse containers shall have plastic lids and shall only be emptied between the hours of 7:00 A.M. and 7:00 P.M.

C. Construction will be limited to no more than two (2) stories having a floor area gross of no more than 11,000 square feet and not exceeding 30 feet in height. Said construction shall have at least 50% brick on exterior facade.

D. Within 90 days of issuance of building permits, a 6-ft. closed fence will be constructed along the boundary with those properties identified by Wake County PIN 1718.18 20 8670, 1718.18 20 6671, and that portion of 1718.18 20 5794 zoned Residential-4. That portion of said fence adjacent to 1718.18 20 8670 shall be placed no closer than 25 feet to the property line.

E. The planting requirements for the total caliper of trees and number of shrubs for the Type C transition yard will be exceeded by 50% along the boundary with the property identified as Wake County PIN 1718.20 8670. Said transition yard shall be a minimum of 50 feet in width as measured from the boundary with the property described within.

F. Any building construction on the property will be at least fifty (50) feet from the boundary with the property identified as Wake County PIN 1718.20 8670.

G. Exterior lighting shall be aimed and/or shielded so as to prevent direct view of the light sources from lots adjacent to the property in question. No light source shall be located within the transition yard referenced in Condition E. All exterior lighting on the property shall not exceed fifteen (15) feet in height.

H. Mechanical equipment located on the property for heating, ventilation and air-conditioning shall be located at ground level and screened so as not to be visible from Tax Parcel 171B.18 20 8670 and in no event shall such equipment be located on any side of a

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building constructed on the property in question parallel to and facing the boundary with Tax Parcel 1718.18 20 8670.

I. The following primary uses, otherwise allowed in O&F-1, will not be permitted on the property subject to this rezoning:

1. Bank
2. Cemetery
3. Church, synagogue or religious education building
4. Day care facility (child or adult)
5. Funeral home
6. Hospital
7. Library, art gallery or museum - governmental
8. Library or museum - non-governmental
9. Parking lot, parking deck, parking garage
10. School (elementary, middle, and high) including colleges, technical and vocational institution and specialty school, but excluding private or parochial school
11. Single family detached dwelling unit
12. Emergency shelter
13. Group housing development, multi-family dwelling development, townhouse development, residential unit ownership (condominium) development
14. Private or parochial school
15. Recreational use as listed on the schedule of permitted uses
16. Airfield, landing strip and heliport
17. Bed and breakfast inn
18. Guest house facility
19. Limited home business
20. Correctional/penal facility
21. Outdoor stadium, outdoor theater, outdoor racetrack, outdoor movie theater
22. Telecommunication tower
23. Police substation
24. Manufacturing
25. Gym, spa or related facility
26. Self-defense school
27. Psychiatric treatment facility
28. Veterinarian
29. Civic club

J. Concurrent with site plan approval, applicant shall submit a landscape plan showing 5-inch (minimum) caliper trees and 3-gallon (minimum) evergreen shrubs along Falls of Neuse Road and Rainwood Lane to meet the street yard planting requirements. Said plantings shall be made at intervals required by the Raleigh City Code. Said plan shall be submitted concurrently to the owner of the property identified at Wake County PIN 1718.18 20 8670.