

Z-76-97 Wake Forest Road and Saint Albans Drive, southeast intersection, north of Executive Drive. Approximately 2.5 acres rezoned to Office and Institution-1 Conditional Use. Refer to map on file in Planning Department for PIN numbers.

Conditions: (9/30/97)

A. Reimbursement values for road right-of-way will be based upon the prevailing rate for R-6 zoned property.

B. Land uses shall be limited to:

- Hospital as defined by Raleigh City Code Section 10-2002 (10/2/A6); and allowed in 10-2071 Schedule of Permitted Uses in Zoning Districts;
- Parking facilities as principal use as allowed in 10-2071 Schedule of Permitted Uses in Zoning Districts (10/2/D-11); and,
- Non-residential related services as set forth in 10-2071 Schedule of Permitted Uses.

C. Development of land area shall be comprised of Wake County PIN Numbers:

1715.10 37 1344 (Barnes)	1715.10 37 4256 (Summer)
1715.10 37 2169 (Durham)	1715.10 37 4316 (Sandy)
1715.10 37 2207 (Johnson)	1715.10 37 3443 (Hilker)
1715.10 37 3166 (Faris)	

Shall provide a forty (40) foot setback, which shall include a required thirty (30) foot Transitional Protective Yard (TPY). This setback shall be measured perpendicular to the common boundary of the subject area and Wake County PIN Numbers:

1715.10 37 5513 (Tran Bat & Din Lu)	1715.10 37 5169 (Ngo)
1715.10 37 5443 (Bryan)	1715.10 37 5009 (Foster); and,
1715.10 37 5376 (Russel)	1715.10 37 4090 (Lamitie)
1715.10 37 6228 (Kemp)	

Within this setback there shall not be any vehicular surface areas, lodging areas, or lighting fixtures.

D. The Executive Drive realignment through areas previously zoned Conservation Management (CM) shall be designed in a manner that creates only minimal disturbance of the land area between the proposed right-of-way and Wake County PIN numbers: 1715.10 37 4090; 1715.10 37 6911; 1715.10 37 7749.

Said minimal disturbance shall be limited to items such as: retaining walls, stormwater or utility facilities, as may be prescribed by Raleigh DOT or NCDOT.

Upon completion of the road improvements and related facilities, supplemental plantings will be placed along parcels 1715.10 37 4090; 1715.10 37 6911; 1715.10 37 7749. Upon

ORDINANCE (1997) 208 ZC 421

Effective: October 8, 1997

completion, this area (as illustrated on attached exhibit) shall be subject to a rezoning petition back to Conservation Management District.

E. Development of the O&F-1 CUD zoned area shall comply with the provisions of CR-7107 of the Raleigh Planning Commission.