

Z-26-97 New Hope Road, west side, across from Southall Road, south of the proposed Raleigh Boulevard Extension, being Tax Map Parcel 1725.20 80 5395. Approximately 1.5 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: 6/25/97

1. Building height shall not exceed two (2) stories (35 feet).
2. No more than one vehicular access point (public or private) will be allowed to New Hope Road, and no more than one to the proposed Raleigh Boulevard extension.
3. 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. Outside of the street protective yards, light poles within 50 feet of the common boundaries with those lots shall not exceed 25 feet in height.
4. Prior to the issuance of any building permits for lot A or the lot designated "Future Development" on the attached map entitled "New Hope Crossing," cross access will be provided to and from lot A and the lot designated "Future Development," subject to the terms of an agreement approved by the City Attorney or his designee.
5. All refuse containers shall be screened so as not to be visible from the public street right-of-way.
6. Heating, ventilation and air-conditioning units shall be screened so as to prevent view from lots adjacent to the property in question or from the public street right-of-way. No mechanical or electrical equipment shall be visible above the building roof line.
7. For purposes of reimbursement, any additional right-of-way will be valued at Residential-6 values.
8. Development shall comply with the provisions of CR 7107 of the Raleigh Planning Commission concerning stormwater runoff.
9. The following uses, otherwise permitted within O&I-1, will not be allowed on this property.
 - a. Beauty, nail and manicure, cosmetic art, and barber shop;
 - b. cemetery;
 - c. funeral home;
 - d. veterinary hospital;
 - e. parking lot, parking deck, parking garage as primary use;
 - f. Utility services and substation;
 - g. emergency shelter type-B;
 - h. Telecommunication towers complying with designated height and setback standards;

ORDINANCE (1997) 163 ZC 417 CORRECTED COPY

Effective: July 15, 1997

- i. temporary event;
- j. airfield, landing strip and heliport;
- k. guest house facility;
- l. correctional/penal facility (governmental)
- m. outdoor stadium, outdoor theater, outdoor racetrack with more than 250 seats, outdoor movie theater;
- n. telecommunication tower;
- o. bank;
- p. eating establishment with no on-premise alcohol;
- q. food store; and
- r. laundry facility.

10. The exclusions and limitations listed in Condition 9 above shall not be interpreted to limit the services offered by a full-service day care facility.

11. Any residential development will be limited to ten (10) units per acre.

12. Within the protective street yards of New Hope Road and Raleigh Boulevard, shade trees five inches in caliper or greater (15 and 5/8" in circumference) and two inch or greater understory trees (6 and 1/4" in circumference) shall be preserved except for removal of diseased or nuisance vegetation, the installation of government approved utilities and driveway installations.