

Z-60-98 St. Albans Drive, north side, opposite Winona Road, being portions of Wake county Tax Map Parcels 1715.05 18 0827, 0163 and 3019. Approximately 7.5 acres rezoned to Office & Institution-3 Conditional Use.

Conditions: (06/16/98)

A. Development of this property shall comply with Planning Commission Certified Recommendation 7107. In addition thereto, prior to issuance of any certificate of occupancy, this development shall tie into the storm water facility installed by the adjacent property running through this site and same shall be maintained thereafter. Said facility shall detain and divert storm water such that the developed rate of runoff from the 2-year and 10-year storm events from the developed portion of this site into the tributary of Big Branch being the northern boundary line of a portion of the subject property shall not increase from undeveloped conditions.

B. The following uses, otherwise permitted in the Office & Institution-3, district shall not be permitted on this property:

1. Church, synagogue or religious education building;
2. Cemetery, funeral home;
3. Recreational uses of any kind;
4. Schools of any kind;
5. Airfields, landing strips;
6. Bed and breakfast inn, guest house facility;
7. Correctional/penal facility;
8. Outdoor stadium, outdoor theater, outdoor racetrack, outdoor movie theater;
9. Freestanding telecommunications towers.

C. The channel of the tributary of Big Branch which makes up a portion of the site's northern boundary line shall remain undisturbed, i.e. not relocated or piped.

D. All refuse containers, mechanical/maintenance facilities, and HVAC units shall be screened such that they are not visible from any public streets rights of way or residential zoning district.

E. Outside transition yards, freestanding exterior lighting located on the subject property shall not exceed twenty (20') feet in height. No exposed bulbs shall be utilized and there shall be no direct beaming of light into any residential zoning district.

F. The quantity of street yard landscape plantings along Saint Albans Drive shall be increased by 50% of the requirements described in Code Section 10-2082.5.

G. The owner of the Property shall notify, by certified mail, return receipt requested, owners of property as listed by the Wake County tax office, being PIN# 1715.05 09 6205 (Stefureac), 1715.05 08 6941 (Ward), 1715.05 09 6070 (Sun), 1715.05 09 6069

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(Rigano), 1715.05 09 7217 (Gillette), 1715.05 09 8289 (Parker), 1715.05 09 8198 (Farantatos), 1715.05 19 1036 (Allen), 1715.05 19 1156 (Shelton), 1715.05 18 9780 (Cuddy), 1715.05 18 8791 (Horne), 1715.05 18 8704 (Wheeler), 1715.05 18 7729 (Zucker), 1715.05 18 6912 (Blake), 1715.05 18 5846 (Silverman), 1715.05 18 3907 (Larson), and 1715.05 19 3084 (Mull), of site plan approval requests filed with the City of Raleigh. A similar notice shall also be provided by the property owner to the then chairman of the Falls of Neuse Citizens Advisory Council at his or her residence address listed with the City of Raleigh.

H. A buffer shall be provided and maintained with a minimum width of fifty (50) feet from the southern lines of properties identified with Wake County PIN# 1715.05 18 9780 (Cuddy), 1715.05 18 8704 (Wheeler), 1715.05 18 7729 (Zucker), 1715.05 18 6912 (Blake), 1715.05 18 5846 (Silverman), and 1715.05 18 3907 (Larson). Said buffers shall remain undisturbed, except for removal of dead, diseased, or nuisance vegetation, required improvements to storm water facilities, utilities, erosion control facilities, fill foot paths and increase plantings. For every 100 square feet of buffer area disturbed for any of the above listed purposes, nine (9) inches of tree circumference shall be replanted in the buffer.

I. Vehicular access shall be limited to St. Albans Drive and Benson Drive. Access to Benson Drive, if any, to be through a cross access agreement with the neighboring tract immediately to the east. The cross-access agreement to be approved by the city attorney and recorded prior to issuance of any certificates of occupancy.