

Z-6-93 Pine Knoll Drive (Sherrill Drive), west side, east of Huntleigh Drive, north of Mayflower Drive, being parcels 648, 649, Tax Map 438, rezoned to Office and Institution-1 Conditional Use District.

Conditions:

The property once rezoned will be subject to the following restrictions:

1. Upon development, stormwater discharge shall comply with the provisions of CR 7107.
2. Ground signs shall be limited to low profile signs only for each eligible property as determined by the City's Sign Ordinance.
3. As a supplement to other yard spaces and transition screens required by the Raleigh City Code, the following buffers will be maintained:
 - a. Along the south and west boundary of Tax Parcel 438-648 so long as Tax Parcels 438-643, 438-644, 438-645, 438-646, 438-647, are used for single family residential purposes a berm, fencing, new or existing vegetation, and/or changes in grade will be constructed and maintained of sufficient height and width once vegetation is mature to restrict the direct view of vehicle headlights from a pedestrian standing 50 feet from said boundaries. The buffer shall be a minimum of 30 feet in width. A six foot high fence shall be constructed and maintained along all property boundaries shared with single family residentially zoned or occupied property.
4. No speakers or sound amplification devices shall be utilized on the property. Recreation uses, otherwise allowed in the O&I-1 district, shall not be permitted on the subject property.
5. Any parking lot or other exterior lighting shall be aimed and/or shielded so as to prevent direct view of the light source from adjacent residentially zoned or used properties. Light poles shall not exceed twenty-five feet in height and illumination shall not exceed residential public street brightness standards.
6. No non-residential building constructed on the rezoned tract shall exceed two stories or twenty-five (25) feet in height.
7. If the principal use of tax parcel 438-648 or 438-649 shall be a parking lot, vehicles of business patrons or of members of the general public shall not be admitted to the lot after 11:00 o'clock pm. The facility shall be attended by security personnel during operating hours and shall be emptied, and closed by gates or otherwise secured by 12:30 am. For so long as Tax Parcels 438-57 and/or 438-650 shall remain zoned Residential-6 or a more restrictive classification, no more than 49% of the land area of parcels 438-648 and 438-649 shall be used for parking.
8. Dedication of right-of-way and improvement of Pine Knoll Drive to collector street standards (either actual construction or by way of fee in lieu) along the east side of tax parcels 438-648 and 438-649, will be completed pursuant to City of Raleigh regulations prior to the issuance of occupancy permits or final inspection of new construction on the subject property.