

Z-16-99 Lead Mine Road, and Charles Drive, southwest intersection, north of Glenwood Avenue, being Wake County Tax Map Parcels 0796.19 60 5951, 6822 and 0796.19 61 4168, 4182, 3102, 4226 and 5022. Approximately 3.6 acres rezoned to Office and Institution-2 Conditional Use.

Conditions: 03/02/99

- a. Right-of-way dedication on Leadmine Road shall be reimbursed at R-4 value.
- b. Stormwater control shall be in accordance with Raleigh Planning Commission CR-7107.
- c. A minimum of a 10' wide protective yard shall be provided along the common property line of Northhampton Apts. (PIN# 0796.19 60 0898) and will include plant screening of initial height of at least 5' at no less than 6' intervals.
- d. Freestanding exterior lighting located upon the property will not exceed twenty feet in height and will not cause an illumination of more than 4/10's foot-candles at the property line.
- e. No structure or building shall exceed four stories or 52 feet in height.
- f. Uses shall be restricted to:
 1. Office or studio of professional, business, agent, political, labor or service associations and uses accessory or incidental thereto, provided that the floor area gross square footage will not exceed 35,000 square feet.
 2. Parking lot or parking garage (ground floor parking under the building permitted). Any parking lots will not be commercial for rent but will be used in conjunction with a principal use.
 3. Bank, library, art gallery or museum.
 4. Church, synagogue, or religious education buildings.
 5. Recreational use restricted to membership (profit and non-profit).
 6. Single family detached dwellings, townhouses, and multi-family developments not to exceed ten units per acres.
 7. Hotel/motel with lodging units or dwelling units not exceeding 40 units/acres.
- g. The owner of Northhampton Apts. (PIN# 0769.19 60 0898) shall be notified by the applicant by certified mail of any site plan filed with City of Raleigh.

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h. The individual parcels of the rezoned land will be developed with cross/joint access with adjacent parcels or will be recombined into one tract.

i. An average 20' streetyard shall be provided along the Leadmine Road frontage. Trees planted in streetyard will be 50% larger than required.

j. Vehicle access to Leadmine Road will be limited to no more than one access (curb cut).