

Z-90-99 Falls of Neuse Road, east side, north of Durant Road, being Wake County Tax Parcel 1718 86 7092. Approximately 2.17 acres to be rezoned from Rural Residential to Office & Institution-1 Conditional Use.

Conditions: (12/9/99)

A. Development shall comply with the provisions of CR-7107 of Raleigh Planning Commission.

B. Reimbursement value for future right-of-way dedication of land along Falls of Neuse Road shall be at the then prevailing rate based upon Rural Residential zoning and values.

C. Parcel Number 1718 86 7092 (Wake County PIN number) shall be combined, substantially as shown on Exhibit A attached, with parcel numbers 1718 96 1242, 1718 85 9890, 1718 85 6725, and 1718 02 9528 within one (1) year of the effective date of the rezoning of parcel 1718 86 7092.

D. There shall be no more than one primary full service access of Falls of the Neuse Road from the lot(s) created by the recombination of the parcels identified in Condition C above or from any future lots that may be created from these lots, provided that until Parcel Number 1718 86 7092 (Wake County PIN number) is recombined as set forth in Condition C above, all access to Falls of the Neuse Road existing as of the date of this application shall remain unaffected by the rezoning of Parcel Number 1718 86 7092.

F. Exterior lighting shall be aimed downward and shielded so as to prevent direct view of the light source from public street right-of-way. Outside transitional protective yards, free standing light poles shall not exceed eighteen (18) feet in height.

G. Thirty days prior to its filing with local government review agencies, a copy of any site plan for the subject property shall be forwarded by first class mail to the parties listed by the Wake County tax office as owners of PIN Numbers 1718.16 94 1335; 1718.94 1520; 1718.16 94 2327; 1718.16 94 1538; 1718.16 94 2784; 1718 16 94 2892; 1718.16 94 1822; 1718.16 94 3913; 1718.16 94 1901; 1718.16 95 1050; 1718.02 95 2050; 1718.15 4326; 1718 15 6401; and 1718.15 64 8247.

H. The following uses, otherwise permissible within the O&I zoning classification, will not be allowed on this property:

1. Cemetery
2. Rooming house, boarding house, lodging house or tourist home
3. Orphanage
4. Correctional/Penal facility

I. To supplement the minimum street protective yards otherwise required by the Raleigh City Code, the property owner shall:

1. Provide a street protective yard not less than thirty (30) feet in width.
2. Provide landscaped focal areas at all project corners that are created by intersections of public streets or the intersection of a private driveway with Falls of the Neuse or Durant Roads. Within these landscaped areas, in addition to perennial and annual landscape materials, identification walls or fences at least 3-1/2 feet in height, gate houses at least twelve (12) feet in height arbors, artwork, pedestrian walkways and identification signage may be installed. These areas will be designed and constructed to provide an identification of the property, conform to site triangle requirements and a level of uniformity between resulting projects.
3. Street protective yards shall contain the following vegetation:

	<u>Caliper</u>	<u>Circumference</u>	<u>Height</u>	<u>Rate</u>
Canopy Trees	3.0"	10.99"	9.0**	3 per 50 lin ft
Understory Trees	2.0"	6.38"	7.0**	1 per 60 lin ft
Hedge Evergreen Shrubs			42" @ 3 yrs	3'0" on center
Non-Hedge Evergreen Shrubs			42" at 3 yrs	1 per 50 lin ft

** at time of installation

4. An evergreen hedge which shall reach forty-two (42") in height at three (3) years to screen the view of cars shall be placed within the street protective yard when the yard is within fifty feet (50) of parking spaces. The hedge shall run the entire length of all parking spaces, except when the hedge reaches the intersections of public streets or the intersection of a private driveway with a public street.

J. At the time of initial site plan or subdivision approval, a unity of development plan will be formulated for all buildings on the site assuring complementary architectural style, construction materials, and cross-access ways.