

Z-80-97 Six Forks Road, east side, between East Rowan Street, Camelot Drive and Lassiter Mill Road, being Tax Map Parcel 1706.19 61 2114. Approximately 1.5 acres rezoned to Thoroughfare District Conditional Use.

Conditions: (12-8-97)

A. Control of Stormwater. Upon development of the Property for a mini-warehouse facility, a storm drainage system will be provided to assure that the post-development discharge is released at a rate (cfs) equal to or less than the pre-development discharge rate for both the two- and ten-year frequency storms. In addition, the storm drainage system shall provide fifty percent (50%) more detention volume than required to meet the requirement of the first sentence of this condition.

B. Protective Yard. Upon development of the Property for a mini-warehouse storage facility, there shall be maintained along the boundary of the property with tax parcels 1706.19 61 4306 (Kreiner), 1706.19 61 4255 (Brownfield), 1706.19 61 4196 (Wilson), and 1706.19 61 5027 (Ganey) a protective yard a minimum of forty (40) feet in width. Existing trees within such protective yard shall be maintained and additional landscaping shall be installed in accordance with the provisions of the Raleigh City Code. It is provided, however, that dead or dying trees may be removed from such protective yard and utilities (including storm drainage lines and connections, irrigation systems, and stormwater control measures) may be installed therein. Any mini-warehouse storage facility constructed on the Property shall have neither functional windows nor doors (other than emergency doors) directly (i.e. without obstruction) facing the protective yard provided in this condition.

C. Limitation on Vehicular Access. Direct vehicular access to the Property from a public street shall be limited to existing curb cuts on Six Forks Road (which, subject to site plan approval might be widened) and East Rowan Street.

D. Direct Beaming of Light. There shall be no direct beaming of light from the Property into any adjoining residential parcel. No exterior light source upon the Property shall be located more than twelve (12) feet above the ground.

E. Building Height. With the exception of parapets and penthouses for mechanical equipment, the height of any mini-warehouse storage facility constructed upon the Property shall be limited to four stories and forty-nine (49) feet.

F. Parking Spaces. Upon development of the Property as a mini-warehouse storage facility, there shall be constructed upon the Property no more than fifteen (15) parking spaces (or such greater number as shall at any time hereafter be required by the City of Raleigh or other regulatory authority).

G. Use of the Property. The Property may be utilized only for (a) uses authorized in the Office and Institution-1 Zoning District, and (b) a mini-warehouse storage facility and accessory activities associated with such use. Upon development of the Property as a mini-warehouse storage facility, (i) no renter of any storage unit shall be allowed to conduct any business activity within such unit, (ii) trucks, trailers or vehicles shall not be leased from the Property, and (iii) no outside storage of any nature shall be allowed upon the Property. In addition, no band or other musical performer or group will be allowed to utilize such a unit for practice or rehearsal.

H. Limitation on Size: Any mini-warehouse facility constructed upon the Property shall not exceed 68,000 square feet floor area gross.

I. Hours of Operation. Any mini-warehouse storage facility located upon the Property shall be open to its tenants daily for a period no greater than from 7:00 A.M. until 9:00 P.M.

J. Design and Construction. Any mini-warehouse storage facility constructed upon the Property shall be constructed of brick (Flashed Smooth Number 403, manufactured by Triangle Brick Company, or substantially similar), an exterior finish insulating system (Dryvit Brand Whisper Number 379A for the building face and Van Dyke Number 110 for accents, or substantially similar), and siding (Brownstone, or substantially similar). Any multilevel storage building included with any mini-warehouse storage facility upon the Property shall utilize the aforementioned exterior finish insulating system and shall have simulated windows (10 on the west elevation, 15 on the south elevation, and 15 on the east elevation) which shall be six feet high by ten feet wide and shall consist of Spandrel (or substantially similar) glass panels. The portion of any mini-warehouse storage facility two or fewer stories in height shall be constructed of the aforementioned brick and siding. Any mini-warehouse storage facility constructed upon the Property shall (i) exhibit simulated chimney architectural features utilizing the aforementioned brick at the west and south facing entrances to the facility, (ii) include living quarters for a resident manager, and (iii) be staffed by a resident manager.

K. Signage. If developed as a mini-warehouse storage facility, wall signs upon the Property shall be limited to those available in the Office and Institution-1 District.