

Z-11-99 Creedmoor Road, east side, north side of Sawmill Road and south of Stonehenge Drive, being Wake County Tax Map Parcel 0797.11 57 2019 and 56 2724. Approximately 7 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (2/1/99)

1. Development of the Property will comply with the provisions of Certified Recommendation 7107 of the Raleigh Planning Commission dealing with the control of stormwater.
2. Any building constructed upon the property shall not exceed four (4) occupied stories or sixty (60) feet in height, excluding mechanical equipment and elevator penthouses.
3. Development of the Property shall not exceed a floor area ratio of five tenths (.5).
4. To supplement the minimum street protective yards otherwise required by the Raleigh City Code, where there is vehicular use area between the Creedmoor Road right-of-way and a permanent building, the streetscape shall provide a semi-opaque screen or barrier between the right-of-way and the vehicular use area. The screen or barrier may consist of plants, earthen berms, fences, walls, or any combination thereof which meets the following requirements:
 - a. The screen shall occupy 75% of the length of the vehicular use area except for sidewalks and driveways which cut through the screen to connect the vehicular use area to streets and other properties. Plant material shall be at least two feet (2') tall above ground at the time of installation, achieve four feet (4') within three years and be permanently maintained thereafter.
 - b. Berms may be used or installed in lieu of or in addition to plantings. If the berm does not meet performance standards of this section, then plant materials shall be installed which bring the screen up to these performance standards.
5. Any future dedication of rights-of-way shall be based on R-10 values.
6. In the event of the relocation of the gardening area now utilized upon the Property by the residents of the Springmoor Retirement Community ("Springmoor"), a new gardening area or areas comprising a minimum of twelve thousand (12,000) square feet shall be provided for such purpose on the premises of Springmoor (PIN 0797.11-56-8890 and/or PIN 0797.11-66-0074). Such area or areas shall be tilled and prepared for gardening use by and at the expense of the owner of the property. Such area or areas shall have a minimum of six (6) inches of topsoil and shall be fertilized and limited to proper horticultural standards following a soil test. Any relocation of the gardening area and the preparation of a new area or area shall be completed in a manner that does not unreasonably interfere with the normal growing season. Water for irrigation purposes will be provided to the site of each gardening.