

Z-46-90 Hillsborough Street, north side, between Bagwell Avenue and Brooks Avenue, being a portion of Parcel 34, Tax Map 522, Zone Map D-26, Block D-124, rezoned to Office and Institution-1 Conditional Use District, according to map on file in the Planning Department.

Conditions:

1. Uses shall be limited to those uses permitted in Section 10-2028 (R-10 district) and parking lots.
2. The storm drainage system shall be designed such that the post-development discharge is released at a rate (cfs) equal to or less than the rate expected if it were zoned R-10, or the rate expected for the existing zoning, whichever is lesser. This guideline shall be met for two and ten-year frequency storms.
3. A landscaped buffer shall be established and maintained on the north, east and west boundaries of the property with a minimum width of 10 feet. Water, sewer, storm drainage or utility easements shall be permitted in the buffer.
4. Any parking lot located on the property, other than as necessary for residents of the property, shall only be used by employees whose office is located on Tax Parcel D-124-32. Such employee parking lot shall be closed after 6 P.M. in the evening.
5. Any parking lot located on the property, other than as necessary for residents of the property, shall be secured by the following means:
 - a) A fence shall be placed on the north, east and west property lines to provide security and limit access to the adjoining residential properties.
 - b) Security lighting shall be provided for the parking lot, but the lighting shall be appropriately screened from adjoining residents.
 - c) A card-activated barricade shall be placed at the south entrance to the parking lot to limit access to employees whose offices are located on Tax Parcel D-124-32 only.
 - d) The property owner shall maintain a strictly enforced policy of towing all vehicles not authorized by the conditional use zoning.
 - e) If necessary to prevent access after 6 P.M., the property owner shall install a physical barricade (which can be locked), in addition to the card-activated barricade, sufficient to prevent automobile and pedestrian traffic from entering the property.