AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That Section 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

Z-5-13/ MP-4-12 – Falls of Neuse Road Conditional Use District– located on the north side, east of its intersection with Walton Commons Drive, being Wake County PINs 1718312840 and 1718317729. Approximately 25.71 acres to be rezoned from Rural Residential with Watershed Protection Overlay District (WPOD) and Special Highway Overlay District-1 (SHOD-1) to Rural Residential with Planned Development Conditional Use Overlay, and with WPOD and SHOD-1.

Conditions Dated: 04/16/13

Narrative of conditions being requested: Rural Residential with SHOD-1, WPOD and PDD.

1. No development shall take place on the subject property except in general accordance with the accompanying Master Plan, and amendments thereto approved by the City Council.

2. Prior to issuance of any building permit, the property other shall petition the City of Raleigh for annexation into its corporate limits.

3. Stormwater runoff resulting from standard design storm water events up to and including the 100 year storm from all impervious surface located upon the subject property shall be pumped away from the Falls Lake Reservoir generally as described in the accompanying Master Plan until and unless the City Council adopts a resolution to reverse the flow of stormwater toward the Falls Lake Reservoir and utilize or convert to the “Non-Piping (Low Impact Development) Option” generally as described in the accompanying Master Plan.

4. No development of the subject property shall increase stormwater peak flow rates during the occurrence of standard design storm events up to and including the 100 year storm to that area receiving pumped stormwater run-off from the site from existing levels, nor shall the introduction of the pumped stormwater runoff create an unreasonable condition for any receiving off-site area. The City of Raleigh Stormwater Division shall approve the drainage route for pumped stormwater run-off under this condition.

5. In the event the health club and associated uses are not constructed, the subject property may be utilized for any use permitted in the Residential-1 zoning district under the Unified Development Ordinance.
MASTER PLAN (MP-4-2012)

LIFE TIME FITNESS MASTER PLAN

PROPOSED PLAN DEVELOPMENT DISTRICT

25.71 ACRES

PROPERTY OWNER:

Falls of Neuse Driving Range, Inc.
8515 Falls of Neuse Road
Raleigh, North Carolina 27615

CONTRACT PURCHASER:

LTF Real Estate Company, Inc.
2902 Corporate Place
Chanhassen, MN 55317

CONSULTANTS:

Smith Moore Leatherwood, LLP- Attorneys

John R. McAdams Company- Land Planning and Civil Engineering

Kimley-Horn and Associates, Inc.- Transportation Engineering
# TABLE OF CONTENTS

1. VICINTY MAP .................................................................................................................. 4
2. SUMMARY INFORMATION .............................................................................................. 5
3. INTRODUCTION ................................................................................................................ 6
4. LOCATION AND CONTEXT ............................................................................................. 6
5. THE DEVELOPMENT CONCEPT ...................................................................................... 6
6. LAND USES ...................................................................................................................... 7
7. LAND USE INTENSITY ..................................................................................................... 9
   A. Limitation on Impervious Area .................................................................................... 9
   B. Building Number and Size Limitation ...................................................................... 9
   C. Building Height Limitation ...................................................................................... 10
8. STANDARDS AND CRITERIA .......................................................................................... 10
   A. Building Setback ...................................................................................................... 10
   B. Transportation .......................................................................................................... 10
      1. Traffic Impact Analysis ......................................................................................... 10
      2. Circulation Plan ..................................................................................................... 10
         a. Vehicular and Pedestrian Interconnectivity ....................................................... 10
         b. Public Street Connection to Walton Commons Drive .................................. 11
      3. Transit Easement .................................................................................................. 12
   C. Public Utilities .......................................................................................................... 13
   D. Stormwater Management ......................................................................................... 13
      1. Peak Discharge Rates ........................................................................................... 13
      2. Water Quality Management ................................................................................ 14
a. Pumping Option
    i. Bond for Conversion from Pumping Option to Non-Pumping
        (Low Impact Development) Option
b. Non-Pumping (Low Impact Development) Option
    i. Nitrogen Export Load Limitations
    ii. Phosphorous Export Load Limitations
3. Maintenance Bonding Requirement
4. Monitoring Requirement
    a. Water Quality Monitoring Requirement
    b. Water Quantity Monitoring Requirement
E. Open Space and Tree Conservation
    1. Open Space
    2. Tree Conservation Area
F. Parking
    1. Vehicle Parking Maximum
    2. Bicycle Parking
    3. Exterior Lighting
G. Phasing
H. SHOD Yard
9. AMENDMENTS AND REVISIONS
    A. By Property Owners Only
    B. Administrative Amendments
    C. Other Revisions
1. VICINITY MAP
2. SUMMARY INFORMATION

A. Name of Development: Life Time Fitness Center and Conservation Area

B. Name of Property Owners: Falls of Neuse Driving Range, Inc.
8515 Falls of Neuse Road
Raleigh, NC 27615

C. Contract- Purchaser: LTF Real Estate Company, Inc.
2902 Corporate Place
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3. **INTRODUCTION**

This document and the accompanying exhibits submitted herewith (collectively, the “Master Plan”) are provided pursuant to provisions of the Raleigh City Code (the “Code”) dealing with the Planned Development Conditional Use Overlay District (“PDD”) for a Life Time Fitness Health Club proposed by Falls of Neuse Driving Range, Inc. (the “Property Owner”) and LTF Real Estate Company, Inc. (the “Contract-Purchaser”).

4. **LOCATION AND CONTEXT**

This Master Plan contemplates the redevelopment of the Falls of Neuse Driving Range, including the driving range, 36-hole putt-putt golf course, associated snack bar and retail golf store, as a modern, best-in-class, health and fitness center. The Falls of Neuse Driving Range property is comprised of two parcels totaling 25.71± acres located on the north side of Falls of Neuse Road near the interchange with I-540 (the “Property”).

Land use in the surrounding area is largely commercial. Adjacent and nearby uses include a shopping center, several office buildings, several gas stations, two car washes, a landscape business, a day care, a church, a school, and a small residential neighborhood accessed from Honeycutt Road. Adjacent and nearby zoning includes Shopping Center, Neighborhood Business, Office & Institutional-1 CUD and Rural Residential.

5. **THE DEVELOPMENT CONCEPT**

With the consent of the property owner, the Contract-Purchaser proposes to build a health club with gymnasium, indoor and outdoor swimming pools, an ancillary day care
facility providing child care services for members while they are on the premises, an ancillary restaurant, a snack bar at the outdoor pool, a spa and salon and a small store selling items related to health and fitness (the “Health Club”). Access to all facilities is restricted to members and their paying guests of the health facility. A Land Use Plan identifying the general development concept has been submitted as a part of this Master Plan.

6. **LAND USES**

The Property shall be utilized only for a health club facility which shall be restricted to membership (verification of membership status shall occur prior to engaging in any of the activities associated with the health club) and which may include the following uses as general uses on the Property as the same are utilized in Section 10-2071:

(a) Recreational use restricted to membership-commercial;

(b) indoor and outdoor swimming pools and spas;

(c) one or more gymnasiums including indoor basketball, racquet ball or similar courts;

(d) one day care facility which shall provide child care services only for the children of users of services offered upon the Property;

(e) one eating establishment without a drive-thru window included within the same building as the Health Club and not comprising more than ten percent (10%) of the building floor area gross of the building;

(f) one spa, medi-spa and salon, providing such services as hair care, nail care, waxing, facial treatments of all sorts, tanning, chiropractic treatments, massage, physical therapy, and nutrition counseling and classes among other services generally associated
with a spa, medi-spa and salon, included within the same building as the Health Club and not comprising more than ten percent (10%) of the building floor area gross of the building;

(g) a shop displaying health and fitness accessories within the same building as the Health Club and not comprising more than ten percent (10%) of the total heated area of the building;

(h) a snack bar without a drive-thru window located in a cabana near the outdoor pool;

(i) offices for employees of the Health Club;

(j) other service uses ancillary to the Health Club;

(k) a parking facility or facilities;

(l) open space, conservation area, tree planting and tree save areas;

(m) driveways, drive aisles, sidewalks, access ways and streets associated with the Health Club;

(n) accessory structures;

(o) stormwater devices, irrigation systems, sedimentation and erosion control devices; and related infrastructure;

(p) utility services;

(q) signage shall be permitted as allowed in the Thoroughfare District; and

(r) such other uses necessary for and incidental to the construction of a health club.
7. **LAND USE INTENSITY.**

   A. **Limitation on Impervious Area.**

   The site, including rezoned property that does not currently drain to the Falls Lake Reservoir, shall not exceed thirty percent (30%) impervious surface of the Property.

   B. **Building Number and Size Limitation.**

   One (1) principal building is permitted on the Property. The principal building on the site shall not exceed 112,000 square feet floor area gross. No more than three (3) accessory buildings not exceeding 3,000 square feet floor area gross in aggregate total shall be permitted on the site for storage of stormwater management supplies, irrigation systems, control systems, pump systems, etc. and a cabana building associated with the outdoor pool. For purposes of this document “floor area gross” shall mean: the sum in square feet of the gross horizontal areas of all floors of the building measured from the exterior walls or from the center line of separating two (2) buildings. The floor area gross of a building shall include basement floor area when more than one-half (½) of the basement height is above the established curb level or above the finished lot grade level where the curb level has not been established. Elevator shafts, stairwells, floor space used for mechanical equipment, attics, balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses shall be included in the calculation of floor area gross. However, the following shall not be included in the floor area gross: any space devoted exclusively to off-street parking; or outdoor loading, display, utility service areas; or mechanical equipment and uninhabited enclosed space on tops of roofs; or attic space having head room of less than seven (7) feet ten (10) inches.
C. Building Height Limitation.

No building shall exceed two stories and fifty-seven feet (57’') in height. Buildings in the general area are similarly developed as two story buildings.

8. STANDARDS AND CRITERIA

A. Building Setback

To remain consistent with area properties, the principal building shall be set back at least thirty feet (30’) on all sides.

B. Transportation

1. Traffic Impact Analysis

Please refer to the Traffic Impact Analysis submitted with this Master Plan and incorporated herein.

2. Circulation Plan

Please refer to the Preliminary Circulation Plan submitted with this Master Plan and incorporated herein.

a. Vehicular and Pedestrian Interconnectivity. Prior to the issuance of any building permit, pedestrian and vehicular interconnectivity shall be offered to the following properties with frontage along Falls of Neuse Road: (1) that certain parcel identified as Wake County PIN 1718 21 7422 and further described in Book 10396, Page 566, Wake County Registry; (2) that certain parcel identified as Wake County PIN 1718 21 9225 and further described in Book 1892, Page 449, Wake County Registry; (3) that certain parcel identified as Wake County PIN 1718 31 0273 and further described in Book 3455, Page 876, Wake County Registry; and (4) that certain parcel identified as Wake County PIN 1718 41 0568 and further described in Book 10506, Page
1716, Wake County Registry. Vehicular and pedestrian interconnectivity shall be provided prior to issuance of any building permit by construction of public street or public or private access easements to the identified adjoining properties. Pedestrian and vehicular interconnectivity to a specific parcel need not follow the same route. The pedestrian access way connecting Falls of Neuse Road to the facility’s front door shall be identified using pavers as it traverses the parking area rather than painted striping.

b. Public Street Connection to Walton Commons Drive.

Prior to the issuance of any building permit for any building, right-of-way of fifty feet (50’) in width, except at the connection to Walton Commons Drive where right-of-way will narrow to the available land area- approximately forty-five feet (45’) in width, providing a connection to Walton Commons Drive by extending Rue Monet through that certain parcel identified as Wake County PIN 1718 21 7422 and further described in Book 10396, Page 566, Wake County Registry to the western boundary of the subject property shall be dedicated to the City of Raleigh, generally as shown on the attached Exhibit A. Prior to the issuance of a certificate of occupancy for any building, a public street thirty-one feet (31’) in width from back of curb to back of curb including sidewalk on one side, except at the connection to the Property where the street width shall taper to connect with the twenty-four foot (24’) wide private drive continuing onto the Property, shall be constructed within the previously dedicated right-of-way connecting the subject property to Walton Commons Drive (“Public Street Connection”), generally as shown on the attached Exhibit A. This Public Street Connection shall fulfill the vehicular and pedestrian interconnectivity requirements for that certain parcel identified as Wake County PIN 1718 21 7422 and further described in Book 10396, Page 566, Wake County
Registry required in Section 8(B)(2)(a) above. A private drive measuring at least twenty-four feet (24’) in width from back of curb to back of curb with sidewalk on one side shall continue from the terminus of the Public Street Connection to the eastern boundary of the subject property, generally as shown on the attached Preliminary Master Site Plan. Parking shall be permitted on the private drive, generally as shown on the attached Preliminary Master Site Plan. The private drive shall be subject to a Public Access Easement and a Public Utility Easement. This private drive shall serve as the interconnectivity to that certain parcel identified as Wake County PIN 1718 41 0568 and further described in Book 10506, Page 1716, Wake County Registry as required in Section 8(B)(2)(a) above.

The stormwater generated by the Public Street Connection shall be routed to the Property and treated to meet the requirements of section 8(E) below entitled “Stormwater Management”.

3. Transit Easement

The property owner shall dedicate to the City a twenty foot by fifteen foot (20’ x 15”) transit easement to support a bus stop along Falls of Neuse Road as shown on the attached Preliminary Master Site Plan prior to the issuance of any building permit. If desired by the City, the property owner shall install a bus shelter in the transit easement prior to the issuance of a certificate of occupancy for a building at the property owner’s expense, said expense not to exceed $10,000.00. In addition the property owner shall register for the Capital Area Transit GoPass program, which allows an employer to provide bus passes to their employees at no charge to the employee, and the Triangle Transit Authority’s Emergency Ride Home program, which provides free rides home for employees who live in Wake, Durham or Orange Counties, utilize transit or ride share
programs and find themselves in need of an unexpected ride home due to illness or crisis, all in order to encourage use of area transit.

C. Public Utilities

All public utilities are available to the property. The location of public water and sewer mains are shown on the Preliminary Utility Plan submitted with this Master Plan. The Building will connect to public water and sewer.

D. Stormwater Management

The Property is split by the ridge line such that approximately 22.96± acres of the Property currently drains toward Falls Lake via an unnamed tributary of Honeycutt Creek and, thus, are contained within the secondary water supply watershed and subject to the stormwater management requirements found in Part 10A, Chapter 10 of the City Code. The remainder of the site drains away from the Falls Lake Reservoir and is not included in the Water Supply Watershed but remains in the Neuse River Basin and is subject to the stormwater management requirements found in Part 10A, Chapter 9 of the City Code except where the condition set forth below exceed the requirements of the City Code. Stormwater management on this site shall address two primary issues: (a) peak discharge rates and (b) water quality management.

1. Peak Discharge Rates.

In addition to City Code requirements regulating the two-year and ten year storms, the peak stormwater runoff leaving the site for the one-year, 25 year and 100 year storm (collectively called the “Standard Design Stormwater Events”) shall be no greater for post-development conditions than pre-development conditions as the same are defined by Part 10A, Chapter 12 of the Code. The same methodologies used to calculate
stormwater runoff must be used for both pre-development conditions and post-development conditions.

2. **Water Quality Management.**

   a. **Pumping Option**

   Stormwater runoff resulting from the Standard Design Stormwater Events from all impervious surfaces located upon the Property shall be pumped away from the Falls Lake Reservoir. Nitrogen and Phosphorous export load leaving the site to the Falls Lake Reservoir from all impervious areas located upon the Property shall be zero (0) pounds per acre per year. Stormwater pumped away from the Falls Lake Reservoir under this option will be treated such that all discharge meets City Code standards for stormwater discharge within the Neuse River Basin and outside the Falls Lake Reservoir watershed.

   The pumps will be operated such that pumping will not begin until at least twenty-four (24) hours after a rainfall event. Furthermore, the pumps will cease operation if rainfall exceeding two-tenths of an inch (0.2”) occurs at any time during the pumping operation and not start again until twenty-four (24) hours after the rainfall event. Design of the pump system will incorporate one primary pump and a second redundant pump to ensure a working pump is always available. Additionally, the pumping system will include a backup power supply that will be automatically activated in the event of a power failure.

   In the event the pumping option is utilized and the stormwater drains to the south of the site into drainage ways along Rainwood Drive, the property owner shall pay to the City of Raleigh Stormwater Division as a contribution to the cost of the on-going drainage way improvement project in the area the sum of Eighty
Thousand Dollars ($80,000.00), prior to the issuance of a building permit for the
Property. In the event the City Council elects the Non-Pumping (Low Impact
Development) Option after receipt of such funds from the Property Owner, these funds
will not be refundable and the City may keep them.

i. Bond for Conversion from Option to Non-
Pumping (Low Impact Development) Option

If the Project is constructed utilizing the Pumping Option, the property owner shall provide the City of Raleigh with a bond to convert the project from the Pumping Option to the Non-Pumping (Low Impact Development) Option, in the event the City Council adopts a resolution to reverse the flow of stormwater. The face value of the bond shall be one hundred and ten percent (110%) of the cost of conversion estimated by an engineer and approved by the City of Raleigh. The bond shall be posted prior to the issuance of a certificate of occupancy and kept in force for fifteen (15) years from that date.

b. Non-Pumping (Low Impact Development) Option

i. Nitrogen Export Load Limitations.

The Nitrogen export load leaving the site shall be less for post-development conditions than pre-development conditions as the same are defined by Part 10A, Chapter 12 of the Code utilizing generally accepted engineering calculations and in no event shall the post-development nitrogen export to the Falls Lake Reservoir from the site exceed 1.1 pounds of nitrogen per acre per year. Calculations submitted with this Master Plan utilize the Jordan Lake Stormwater Load Accounting Tool (JLSLAT), the most recent nutrient loading tool available from North Carolina Department of Water Quality and approved for use in the Falls Lake watershed. For those
areas of the site not draining towards the Falls Lake Reservoir, nitrogen loading calculations are computed using the methods approved by North Carolina Department of Water Quality as part of the Neuse River Basin Model Plan (1997) as per North Carolina Department of Water Quality. The same methodologies used to calculate nitrogen export load must be used for both pre-development conditions and post-development conditions. The property owner shall not have the option of offsetting their nitrogen export load to achieve the goal of nitrogen export load leaving the site being less for post-development conditions than pre-development conditions as described above by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank as a part of their calculations for property that is in the secondary watershed; however, this does not preclude the property owner from making an offset payment to further reduce the computed nutrient export from site. Please see the attached engineering plans for more detailed calculations.

   ii. Phosphorous Export Load Limitations.

   The Phosphorous export load leaving the site shall be less for post-development conditions than predevelopment conditions as the same are defined by Part 10A, Chapter 12 of the Code utilizing generally accepted engineering calculations and in no event shall the post-development phosphorous export from the site to the Falls Lake Reservoir exceed 0.20 pounds of phosphorous per acre per year. Calculations submitted with this Master Plan utilize the Jordan Lake Stormwater Load Accounting Tool (JLSLAT), the most recent nutrient loading tool available from North Carolina Department of Water Quality and approved for use in the Falls Lake Watershed. The same methodologies used to calculate phosphorous export load must be used for both
pre-development conditions and post-development conditions. The property owner shall not have the option of offsetting their phosphorous export load to achieve the goal of phosphorous export load leaving the site being less for post-development conditions than pre-development conditions as described above by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank as a part of their calculations for property that is in the secondary watershed; however, this does not preclude the property owner from making an offset payment to further reduce the computed phosphorous export from site. Please see the attached engineering plans for more detailed calculations.

3. **Maintenance Bonding Requirement.**

In addition to the replacement fund ordinarily required by the City of Raleigh for stormwater devices, the property owner shall provide the City of Raleigh with a maintenance bond to ensure the stormwater devices are properly maintained in the event of the property owner’s absence or insolvency. The dollar amount of the bond shall be equal to the amount of money necessary to maintain the stormwater device for one year as defined in the stormwater maintenance manual for the project multiplied by five (5).

4. **Monitoring Requirement.**

a. **Water Quality Monitoring Requirement.**

In addition to the annual inspection ordinarily required by the City of Raleigh for stormwater devices, the property owner shall contract with an engineer to periodically monitor the export load levels of nitrogen and phosphorous to the Falls Lake Reservoir from the site and provide a yearly report to the City of Raleigh. If, in any
given year, the engineer’s report shows that the export of nitrogen or phosphorous to the Falls Lake Reservoir exceeds the export load limits described in Section 8(D)(2)(b)(i) and (ii) above, the property owner shall be obligated to offset their additional export load by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank. Any offset payment shall equal the cost of the actual additional nitrogen and/or phosphorous export to the Falls Lake Reservoir for one year multiplied by five (5). If the export of nitrogen or phosphorous to the Falls Lake Reservoir again exceeds the export load limits described above in another year, the property owner shall again be obligated to to offset their export load by paying monies to the North Carolina Riparian Buffer Restoration Fund or a private mitigation bank as described above. The property owner shall be required to offset their export load each and every year it exceeds the export load limitations for nitrogen and/or phosphorous export to the Falls Lake Reservoir multiplied by a factor of five (5) as described above. The property owner shall donate to the City of Raleigh any offset credits purchased under this section for use by the City. If the property does not exceed the export load limitation for twenty (20) consecutive years, monitoring shall no longer be required.

In addition, if the export loads of nitrogen and/or phosphorous to the Falls Lake Reservoir exceed the export load limits described above, the property owner shall employ an engineer to design a plan and/or suggest operational changes to improve the nutrient removal ability of the stormwater system to meet the export load limits for nitrogen and phosphorous for review by the City of Raleigh. Once the City of Raleigh has approved the revised stormwater system, the property owner shall install the recommended improvements and/or make the recommended operational changes.
b. Water Quantity Monitoring Requirement.

In addition to the annual inspection ordinarily required by the City of Raleigh for stormwater devices, the property owner shall contract with an engineer to periodically monitor the discharge of stormwater from the stormwater system to the Falls Lake Reservoir and provide a yearly report to the City of Raleigh. The stormwater management system will be designed and operated such that discharge from the stormwater system treating all impervious area to the Falls Lake Reservoir will not occur from Standard Design Stormwater Events. If discharge from the stormwater system exceeds this amount to the Falls Lake Reservoir, the property owner shall employ an engineer to design a plan and/or suggest operational changes to improve the ability of the stormwater system to retain water on site for review by the City of Raleigh. Once the City of Raleigh has approved the revised stormwater system, the property owner shall install the recommended improvements and/or make the recommended operational changes. If the property does not exceed the stormwater discharge limitation for twenty (20) consecutive years, monitoring shall no longer be required.

E. Open Space and Tree Conservation.

1. Open Space.

A minimum of forty percent (40%) of the Property shall be maintained as open space and utilized only for conservation area; tree conservation area; tree plantings area; landscape areas; and educational areas including associated access trails.

2. Tree Conservation Area.
At least fifteen percent (15%) of the site will be dedicated to Tree Conservation Area as defined by the Code. Tree Conservation will be provided generally as shown on the attached Tree Conservation Plan.

F. Parking

1. Vehicle Parking Maximum

Parking provided shall not exceed 6 spaces per 1,000 square feet of floor area gross.

2. Bicycle Parking

Bicycle racks containing capacity for at least forty (40) bicycles shall be provided adjacent to the entrance to the primary building.

3. Exterior Lighting

Exterior light fixtures shall be full cut-off design and shall not exceed twenty-five feet (25’) in height. Wall-mounted light fixtures shall be full cut-off design or shielded from view. Any skylight shall be constructed with a semi-opaque material designed to limit light transmission rather than of clear glass. Exterior lighting shall be installed such that light does not exceed 2 foot candles when measured at any property line abutting a non-residential use. Notwithstanding the foregoing, exterior lighting shall not exceed 0.5 foot candle at any property line abutting a residential zone or lot with an existing household living or congregate care facility.

G. Phasing

This project will be constructed as one (1) phase.

H. SHOD Yard
A fifty foot (50') wide SHOD-1 yard shall be maintained along I-540 in accordance with the Code. No SHOD yard shall be required along Falls of Neuse Road.

9. AMENDMENTS AND REVISIONS

A. By Property Owners Only

Only the parties owning property within the Life Time Fitness Master Plan shall have the right to amend this Master Plan and the exhibits hereto.

B. Administrative Amendments

Staff shall administratively approve master plan amendments that propose any of the following alterations.

1. An increase or decrease to the allowable residential density, total number of dwelling units not to exceed ten percent.

2. An increase or decrease to the minimum required non-residential square footage or maximum permitted non-residential square footage, not to exceed ten percent.

3. An increase to allowable height (as measured in feet), provided the increase does not exceed the maximum number of feet permitted by story in the height categories contained within section 3.3. Staff may not administratively approve an increase in number of stories as specified in the master plan.

4. A transfer of non-residential floor area or residential dwelling units, from one area to another, not to exceed a twenty percent maximum for each standard.

5. Minor adjustments in location of building, parking and open space areas. A minor adjustment shall be a modification in orientation or distance to property line; however, the adjustment shall not exceed 100 feet in distance from the approved location, and shall not be any located any closer than 50 feet to the boundary of the Planned
Development district. However, where a building or parking area is shown on the approved master plan within 50 feet of a property line, the building or parking area adjustment may not be located any closer to the property line than as shown on the approved Master Plan. In no event shall the principal building and parking be located further from than six hundred fifty feet (650\textdegree) from the Falls of Neuse Road right-of-way. An adjustment to the location of transit facilities is permitted, provided the adjustment occurs prior to the recordation of the transit easement.

C. Other Revisions.

All other changes to the Master Plan, including termination thereof, shall be made by application to rezone the property to another zoning district under the Code.

D. Procedure for Adopting a Resolution to adopt the Non-Pumping (Low Impact Development) Option

Prior to adopting a resolution to adopt the Non-Pumping (Low-Impact Development) Option, as contemplated in associated zoning condition 3 dated 4-16-13, the City Council shall hold a public hearing and provide notice in accordance with North Carolina General Statute 160A-384, as the same may be amended from time to time. In addition the city shall cause notice to be mailed notice via first class mail to the then Chair of the North Citizens Advisory Council.
LIFE TIME FITNESS

MASTER PLAN EXHIBITS
8515 FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: LTF-11000
CITY OF RALEIGH CASE NUMBER: MP-4-2012

DATE: SEPTEMBER 21, 2012
REVISED: NOVEMBER 1, 2012
REVISED: DECEMBER 19, 2012
REVISED: JANUARY 23, 2013
REVISED: FEBRUARY 19, 2013
REVISED: MARCH 19, 2013
REVISED: APRIL 18, 2013

CONTRACT PURCHASER:
LIT REAL ESTATE CO., INC.
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

SHEET INDEX
C-1 EXISTING CONDITIONS
C-2 LAND USE PLAN
C-3 PRELIMINARY MASTER SITE PLAN
C-4 PRELIMINARY CIRCULATION PLAN
C-5 PRELIMINARY STORMWATER MANAGEMENT PLAN
C-6 PRELIMINARY GRADE AND STORM DRAINAGE PLAN
C-7 PRELIMINARY UTILITIES PLAN
C-8 PRELIMINARY LANDSCAPE PLAN
T-1 TRESS CONSERVATION PLAN
T-2 SECONDARY TRESS CONSERVATION AREA
A-1 PRELIMINARY BUILDING ELEVATIONS

NOTES:
1. Property improvements shown on this plan are consistent with those shown on the site plan.
2. Property elevations are based on existing grade and will be amended to meet building codes and/or grading procedures.

THE JOHN R. McADAMS COMPANY, INC.
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