

**Ordinance (2014) 330ZC701**

**Effective: July 15, 2014**

**Z-11-14 – Tryon Road/Trailwood Hills Drive Conditional Use** located on the north side of Tryon Road, at its intersection with Trailwood Hills Drive being Wake County PIN 0792356539. Approximately 4.0 acres to be rezoned from Office and Institution-1 Conditional Use District (O&I-1 CUD) w/ Special Residential Parking Overlay District (SRPOD) to Office Mixed Use - 4 stories - Parking Limited - Conditional Use (OX-4-PL-CU) w/ SRPOD.

**Conditions Dated: 07/11/14**

Narrative of conditions being requested:

1. No more than fifty (50) residential dwelling units may be constructed on the subject property.
2. Office uses on the subject property shall be limited to a maximum of 70,000 square feet floor area gross.
3. The following uses shall be prohibited on the subject property:
  - a) Single unit living
  - b) Cemetery
  - c) Civic club
  - d) Funeral home, funeral parlor, mortuary, undertaking establishment, crematory, pet crematory
  - e) Hospital
  - f) Radio and television studio
  - g) Outdoor sports or entertainment facility of any capacity
  - h) Utility substation
  - i) Overnight lodging
  - j) Emergency shelter type A or B
  - k) Heliport
  - l) Telecommunications towers of any height
  - m) All Special Uses required to be approved by the Board of Adjustment except for limited home businesses or yard reductions
4. Buildings constructed upon the subject property shall be limited to a maximum height of four (4) stories and fifty (50) feet in height, as measured by Raleigh Unified Development Ordinance.

5. As to multi-unit residential development, the following conditions shall apply:
  - a) A minimum of two (2) parking spaces shall be provided for each dwelling unit developed, provided that any spaces produced by this condition which are in excess of the UDO minimum parking requirements may be used to satisfy any legal requirement for visitor parking spaces.
  - b) With the exception of doors and window trim, building facades on all sides of all principal buildings on the subject property shall be at least forty per cent (40%) brick. In addition, cementitious siding such as HardiPanel and/or Hardiplank shall be used and no vinyl, Masonite or concrete block siding shall be used.
  - c) A black vinyl chain link or closed wooden fence with a minimum height of five (5) feet shall be installed and maintained along the northern boundary of the subject property along the common line with the property owned by Camden Crossings Condominiums (PIN 0792365110, DB 9389, Page 2052), Camden Crossing Owners Association, Inc. (PIN 0792361028 and DB 8958, Page 299) and the owners of the individual condominium units in Camden Crossings Condominiums, provided that said fence may be interrupted in up to two ( 2) places for a cumulative distance of not more than fifty (50) feet to accommodate cross access and utilities.
  - d) A landscaped buffer which may use existing vegetation with an average width of fifteen (15) feet and a minimum width of ten (10) feet shall be maintained along the northern boundary of the subject property along the common line with the Camden Crossings Condominiums (PIN 0792365110, DB 9389, Page 2052), Camden Crossing Owners Association, Inc. (PIN 0792361028 and DB 8958, Page 299), and the owners of the individual condominium units in Camden Crossings Condominiums, provided that said buffer may be interrupted in up to two (2) places for a cumulative distance of not more than fifty (50) feet to accommodate cross access and utilities; provided, however, that in lieu of all or part of the buffer described above, City of Raleigh Tree Conservation Area(s) conforming to dimensional and other standards in place at time of permit request may be utilized. If TCA(s) are utilized to meet the buffer requirement, no additional plantings shall be required to be placed in the TCA(s).
  - e) The name of the development to be constructed and/or operated on the subject property shall not contain the words “Camden” or “Crossings.”
  - f) The hours during which the emptying of dumpsters on the subject property may occur shall be restricted to the hours between 7:00 AM and 7:00 PM, Monday through Friday.
  - g) A minimum of fifteen percent (15%) Open Space (including both Active Open Spaces and Open Space Areas) shall be provided on site.
6. The light source of any exterior lighting upon the subject property shall be shielded so that such light source is shielded from direct view from any adjoining

parcel either zoned a residential zoning district or containing a household living use listed in UDO Section 6.2.1.A. In addition, free standing light poles on the subject property shall not exceed twenty (20) feet in height and full cutoff fixtures shall be required for all pole mounted freestanding light fixtures.

7. Prior to the issuance of any building permit for the subject property, the owner of the property shall convey to the City of Raleigh a transit easement deed measuring twenty (20) feet by fifteen (15) feet and, if requested by the City of Raleigh prior to issuance of a Certificate of Occupancy, shall construct an ADA accessible shelter with a bench and a trash receptacle. The precise location of the easement shall be approved by the Raleigh Public Works Department, Transit Division of the City, and the Raleigh City Attorney shall approve the transit easement deed prior to recordation.
8. No on-site parking or vehicular surface area shall be permitted between any building on the subject property and the right-of-way of either Tryon Road or Trailwood Hills Drive.