

**Ordinance: 784 ZC 755**

**Effective: 1/2/18**

**Z-22-17 – Trinity Road**, north side, approximately 300 feet west of Corporate Center Drive, being Wake County PINs 0774880116, 0774882230, and 0774884073, approximately 7.97 acres rezoned to Office Mixed Use-4 Stories-Parking Limited-Conditional Use (OX-4-PL-CU)

Conditions dated: December 18, 2017

1. The maximum residential density on the Property shall be thirty (30) dwelling units per acre of the gross site area.
2. If requested in writing by the City of Raleigh prior to Issuance of a building permit for new development or recording a subdivision plat, whichever occurs first, a transit easement shall be deeded to the City and recorded In the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be established during site plan or subdivision review, and the easement deed approved as to form by the City Attorney's Office. If requested by the City of Raleigh in writing at the time of building permit review, the above referenced transit easement shall be improved with the following prior to Issuance of the first certificate of occupancy on the Property:
  - (a) a 15'x20' cement pad;
  - (b) a cement landing zone between the back of curb and sidewalk;
  - (c) an ADA-accessible transit waiting shelter with bench; and
  - (d) a litter container.
3. Facilities for depositing customarily recyclable materials for use by the occupants of the Property shall be provided. The location of such facilities will be determined during site plan or subdivision review.
4. All outdoor lighting shall be full cutoff.
5. No exterior lighting may cause illumination in excess of 4/10 maintained foot-candles on any adjacent lot containing a dwelling, congregate care facility, life care community or residential zoning district.
6. The primary street build-to will be a minimum of 0' with a maximum of fifty feet (50'). No parking shall be located within fifty feet (50') of the Trinity Road right-of-way.
7. A vehicular connection meeting UDO standards shall be made to the existing parking lot stub to the west of the subject property.
8. EIFS shall be prohibited as a building material, and its use limited to accent materials for cornices only.
9. Buildings shall be designed to present a finished face, meaning a façade finished with

the same materials as the façade facing Trinity Road, to Medlin Creek, which runs along the eastern boundary of the property.

10. Parking structures, if any, shall be designed such that at least seventy percent (70%) of the exterior walls are finished with the same materials as the primary building; or (ii) the parking structure is located such that it is not visible from Trinity Road; or (iii) an opaque landscape screen obstructs view of the parking structure from Trinity Road.
11. Areas that are within the 100-YR floodplain and that have slopes steeper than 15% along Medlin Creek (the creek running along eastern boundary of subject property) shall remain undisturbed except as required to make connections to public infrastructure and stormwater outfalls.
12. No additional stream crossings of Medlin Creek are allowed.
13. Facades facing the Trinity Road right-of-way shall incorporate variation in the facade, such as recesses and projections, door and window rhythm, other architectural detailing, changes of materials and/or color at least every 40' horizontally and every two stories vertically.
14. The roof shall be flat or low pitched such that it appears flat from the ground surface with variations horizontally created with eaves or cornice articulations that match the facade.
15. At least 1/3 of the non-glazed surface area of building facades facing public rights-of-way shall be masonry.
16. Entries shall be clearly identified and constructed to protect pedestrians from the elements, with recesses, roof overhangs, canopies, or metal overhangs.