

~~Conditions for Rezoning Petition Z 87-86 July 12, 1988~~  
~~Eastern Airlines Variable Benefit Retirement Plan for Pilots~~  
~~(formerly NCNB Property)~~

### CONDITIONS REFERENCED TO PA-141-85

All conditions, definitions and land use designations for property subject to this rezoning petition comply with conditions included in the plan approval case PA-141-85, The Airport Assemblage Master Plan.

### GENERAL

- A. The division of parcels or tracts shall be subject to the existing subdivision regulations governing other parcels or tracts in the City of Raleigh jurisdiction.
- B. All site plans submitted for site plan review shall show allocations of Land Use types by Exhibit M.
- C. All subdivisions shall indicate boundaries and acreages of zoning (land use) categories in Exhibit M.
- D. The City Planning Director shall be permitted to administratively approve site plans which reflect minor variances with the Master Plan but remain consistent with the intent of the Master Plan. Minor modifications include but are not limited to:
  1. The expansion of land use area boundaries beyond the limits illustrated on the Master Plan except expansions which extend beyond Thoroughfares, Collectors or Open Space areas (as illustrated on the Master Plan).
  2. Minor adjustments to the sizes and alignment of utility lines and roads illustrated on the Master Plan which maintain the same overall level of service.
  3. Adjustments to Open Space sub-area and parcel boundaries and acreages consistent with the intent to maintain minimum dimensions of such areas between certain Land Use categories and along floodways.
  4. Any approval by City Council of a preliminary subdivision or other plan which is at variance with this Master Plan shall constitute an amendment of the Master Plan.

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LAND USE

- A. Business/Commercial Land Use Areas
  - 1. BC2 Land Use Area to be maximum of 15 acres.
  - 2. All BC Land Use Areas except for BC1 and BC2 to be a maximum of 25 acres.
  - 3. Any expansions of BC Land Use Areas beyond specified limits to be approved by Raleigh City Council.
  
- B. Mixed Land Uses: Technology/Distribution/Assembly and Office/ Institutional uses are allowed in Business/Commercial land use areas. Residential land uses of no more than 15 units per acre shall be allowed in locations outside of the areas designated Residential on the Master Plan without City Council approval of a change in the Master Plan. All uses are subject to site plan approval as required by the Thoroughfare District Zoning.
  
- C. Technology/Distribution/Assembly category - 'attendant office and retail uses' shall mean 'accessory' use in the City of Raleigh Zoning Code. Where a use may not be clearly defined in Exhibit L as restricted to one category, it shall be allocated to the least restrictive category for which it would be allowed.

OPEN SPACE

- A. Open Space boundaries illustrated are approximate and are subject to adjustment during the subdivision/site plan approval processes.
  
- B. The Open Space boundaries shall be defined by the limits of floodway (unless otherwise indicated) as determined in part 10, chapter 4, section 4005 of the City Code.
  
- C. For all Open Space 'corridors which follow stream or drainageway alignments, the distance from the boundary of the corridor to the centerline of the stream shall be a minimum of fifty (50) feet.

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## ROADS

- A. Access to highway US-70.
1. One right-turn-in/right-turn-out access point will be permitted along parcels having more than 700 feet of frontage on US 70 included within BC1.
  2. Access to US-70 between Southern Parkway & Raleigh Outer Loop -
    - a. Limit access to one right-turn-in/right-turn-out access point along parcels having more than 1,000 feet of frontage on US 70 between the Southern Parkway and Raleigh Outer Loop.
    - b. A strip of land 20 feet wide shall be reserved along the entire frontage of the property along US-70 for its eventual widening until such time as it is determined that the strip is not needed to accommodate anticipated improvements.
- B. Access to Southern Parkway.
1. Access to Southern Parkway from BC1 to be limited to one major intersection with median-cut on Parkway plus two additional right-turn-in/right-turn-out access points.
  2. Site plans for no more than twenty (20) acres in BC1 with vehicular access to the Southern Parkway (exclusive of open space) will be approved until assurances are made pursuant to 10-3012(e) of the Raleigh City Code, if the road is to be completed by a private entity, that the Southern Parkway will be improved to a four lane road section.
- C. Median cuts on Thoroughfares and Collectors: Median cuts shall be at least 600 ft. apart on Collectors and 800 ft. apart on Thoroughfares.
- D. Condition deleted (no longer applicable)

~~REASONING PETITION 2-87-86~~  
~~NCNB PARCELS~~

## EXHIBIT "M"

## LAND USE BY PARCEL

Parcel No.	Total Acres	Residential	Business/ Commercial	Office/ Hi-Tech/ Distri./ Assembly	Minimum Open Space	Location on Master Land Use Plan
254/29 254/33	21.950		X			BC-1
274/1	58.545			X		OD-14
254/9	3.230		X			BC-1
275/6	35.955		X			BC-1
			X			BC-2
		X				R-4
		X				R-6
					4 Ac	
275/12 275/28 275/41 275/42 275/49	6.312	X				R-6
				X		OD-14
275/34	0.816	X				R-6
275/37	0.618	X				R-6
275/47 275/48	6.539	X				R-6
275/31	1.374	X				R-6
296/53 296/25	26.410			X		OD-8
296/14	24.030			X		OD-1
					1.5 Ac	
276/21	3.277	X				R-8
					1.5 Ac	
318/3	8.170			X		OD-5
TOTAL	197.23				7.0 Ac	

~~REZONING PETITION # 87-88~~

EXHIBIT "L"

ALLOWED USES BY GENERAL DISTRICT

RESIDENTIAL (R)

All uses allowed in a Residential District.

Specifically excluded from this district are mobile homes, libraries, museums, and hospitals.

BUSINESS/COMMERCIAL:

All uses allowed in the Shopping Center District including banks with drive-in facilities (such as banks are also allowed in an O & I District and their attendant acreage must be counted against that district).

Uses not allowed in the Business/Commercial District include adult establishments, residential dwellings, hospitals and offices and studios of professional and service occupations and agencies.

OFFICE/HI-TECH/DISTRIBUTION/ASSEMBLY (O/D)

A. Office and Institutional

All uses allowed in an Office and Institutional District including hospitals, except for residential dwellings, hotels, motels, libraries and museums.

B. Technology/Distribution/Assembly

All industrial uses allowed in the Thoroughfare District including research and development laboratories, however, attendant office and retail uses must also be counted as T/D/A areas rather than office or business uses.

OPEN SPACE (OS)

All uses permitted in a Conservation Buffer District, excluding the right to transfer residential living units to adjacent parcels. Public parking areas and access to public parking areas shall be permitted. No more than 7.5% of this Open Space may be used as right-of-ways for public streets. The Open Space shall include

~~REZONING E 87-86~~

all areas designated "floodway" and defined in Part 10, Chapter 4, Seciton 4002 of the City Code. That portion of the Open Space not included with the "floodway" shall be located at the discretion of the owner, and whenever practical, adjacent to the "floodway". Open Space may also include, at the discretion of the owner, lakes, ponds, streams, and other water features not included in the "floodway."

~~Conditions for Rezoning Petition Z 88-86 July 12, 1988~~  
~~Eastern Airlines Variable Benefit Retirement Plan for Pilots~~  
~~(formerly Southland Trust), Parcel 253/2~~

### CONDITIONS REFERENCED TO PA-141-85

All conditions, definitions and land use designations for property subject to this rezoning petition comply with conditions included in the plan approval case PA-141-85, The Airport Assemblage Master Plan.

### GENERAL

- A. The division of parcels or tracts shall be subject to the existing subdivision regulations governing other parcels or tracts in the City of Raleigh jurisdiction.
- B. All site plans submitted for site plan review shall show allocations of Land Use types by Exhibit S.
- C. All subdivisions shall indicate boundaries and acreages of zoning (land use) categories in Exhibit S.
- D. The City Planning Director shall be permitted to administratively approve site plans which reflect minor variances with the Master Plan but remain consistent with the intent of the Master Plan. Minor modifications include but are not limited to:
  1. The expansion of land use area boundaries beyond the limits illustrated on the Master Plan except expansions which extend beyond Thoroughfares, Collectors or Open Space areas (as illustrated on the Master Plan).
  2. Minor adjustments to the sizes and alignment of utility lines and roads illustrated on the Master Plan which maintain the same overall level of service.
  3. Any approval by City Council of a preliminary subdivision or other plan which is at variance with this Master Plan shall constitute an amendment of the Master Plan.

~~Conditions for Rezoning Petition Z-88-86 July 12, 1988  
Eastern Airlines Variable Benefit Retirement Plan for Pilots  
(formerly Southland Trust), Parcel 253/2~~

LAND USE

- A. Mixed Land Uses: Technology/Distribution/Assembly and Office/ Institutional uses are allowed in Business/Commercial land use areas. All uses are subject to site plan approval as required by the Thoroughfare District Zoning.
- B. Technology/Distribution/Assembly category - 'attendant office and retail uses' shall mean 'accessory' use in the City of Raleigh Zoning Code. Where a use may not be clearly defined in Exhibit Z as restricted to one category, it shall be allocated to the least restrictive category for which it would be allowed.

ROADS

- A. Median cuts on Thoroughfares and Collectors: Median cuts shall be at least 600 ft. apart on Collectors and 800 ft. apart on Thoroughfares.
- B. Deleted (no longer applicable).

~~REZONING PETITION 2-88-86~~

EXHIBIT "2"

ALLOWED USES BY GENERAL DISTRICT

RESIDENTIAL (R)

All uses allowed in a Residential District.

Specifically excluded from this district are mobile homes, libraries, museums, and hospitals.

BUSINESS/COMMERCIAL:

All uses allowed in the Shopping Center District including banks with drive-in facilities (such as banks are also allowed in an O & I District and their attendant acreage must be counted against that district).

Uses not allowed in the Business/Commercial District include adult establishments, residential dwellings, hospitals and offices and studios of professional and service occupations and agencies.

OFFICE/HI-TECH/DISTRIBUTION/ASSEMBLY (O/D)

A. Office and Institutional

All uses allowed in an Office and Institutional District including hospitals, except for residential dwellings, hotels, motels, libraries and museums.

B. Technology/Distribution/Assembly

All industrial uses allowed in the Thoroughfare District including research and development laboratories, however, attendant office and retail uses must also be counted as T/D/A areas rather than office or business uses.

OPEN SPACE (OS)

All uses permitted in a Conservation Buffer District, excluding the right to transfer residential living units to adjacent parcels. Public parking areas and access to public parking areas shall be permitted. No more than 7.5% of this Open Space may be used as right-of-ways for public streets. The Open Space shall include

all areas designated "floodway" and defined in Part 10, Chapter 4, Section 4002 of the City Code. That portion of the Open Space not included with the "floodway" shall be located at the discretion of the owner, and whenever practical, adjacent to the "floodway". Open Space may also include, at the discretion of the owner, lakes, ponds, streams, and other water features not included in the "floodway."

~~ZONING PETITION # 88-86~~

EXHIBIT "S"

LAND USE BY PARCEL

Parcel No.	Total Acres	Residential	Business/ Commercial	Office/ Hi-Tech/ Distri./ Assembly	Minimum Open Space	Location on Master Land Use Plan
253/2	25.669*		X			BC-1

\*Total for entire parcel. Only a portion of total acreage lies within Wake County and can be rezoned by the City of Raleigh. The acreage figure given in Exhibit "A" is for reference only, as the exact location of the Wake County/Durham County line is unknown at this time.

~~Conditions for Rezoning Petition Z-89-86 July 12, 1988~~  
~~Eastern Airlines Variable Benefit Retirement Plan for Pilots~~  
~~(formerly Carpenter Tract), Parcel 274/5~~

CONDITIONS REFERENCED TO PA-141-85

All conditions, definitions and land use designations for property subject to this rezoning petition comply with conditions included in the plan approval case PA-141-85, The Airport Assemblage Master Plan.

GENERAL

- A. The division of parcels or tracts shall be subject to the existing subdivision regulations governing other parcels or tracts in the City of Raleigh jurisdiction.
- B. All site plans submitted for site plan review shall show allocations of Land Use types by Exhibit Y.
- C. All subdivisions shall indicate boundaries and acreages of zoning (land use) categories in Exhibit Y.
- D. The City Planning Director shall be permitted to administratively approve site plans which reflect minor variances with the Master Plan but remain consistent with the intent of the Master Plan. Minor modifications include but are not limited to:
  - 1. The expansion of land use area boundaries beyond the limits illustrated on the Master Plan except expansions which extend beyond Thoroughfares, Collectors or Open Space areas (as illustrated on the Master Plan).
  - 2. Minor adjustments to the sizes and alignment of utility lines and roads illustrated on the Master Plan which maintain the same overall level of service.
  - 3. Any approval by City Council of a preliminary subdivision or other plan which is at variance with this Master Plan shall constitute an amendment of the Master Plan.

~~Conditions for Rezoning Petition Z 89-86 July 12, 1988~~  
~~Eastern Airlines Variable Benefit Retirement Plan for Pilots~~  
~~(formerly Carpenter Tract), Parcel 27475~~

### LAND USE

- A. Mixed Land Uses: Technology/Distribution/Assembly and Office/Institutional uses are allowed in Business/Commercial land use areas. All uses are subject to site plan approval as required by the Thoroughfare District Zoning.
- B. Technology/Distribution/Assembly category - 'attendant office and retail uses' shall mean 'accessory' use in the City of Raleigh Zoning Code. Where a use may not be clearly defined in Exhibit W as restricted to one category, it shall be allocated to the least restrictive category for which it would be allowed.

### ROADS

- A. Median cuts on Thoroughfares and Collectors: Median cuts shall be at least 600 ft. apart on Collectors and 800 ft. apart on Thoroughfares.
- B. Deleted (no longer applicable).

~~REZONING PETITION 2-89-86~~

EXHIBIT "Y"

LAND USE BY PARCEL

Parcel No.	Total Acres	Residential	Business/ Commercial	Office/ Hi-Tech/ Distri./ Assembly	Minimum Open Space	Location on Master Land Use Plan
274/5	12.600		X			BC-1
				X		OD-14

~~REZONING PETITION # 99-96~~

EXHIBIT "W"

ALLOWED USES BY GENERAL DISTRICT

RESIDENTIAL (R)

All uses allowed in a Residential District.

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BUSINESS/COMMERCIAL:

All uses allowed in the Shopping Center District including banks with drive-in facilities (such as banks are also allowed in an O & I District and their attendant acreage must be counted against that district).

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OFFICE/HI-TECH/DISTRIBUTION/ASSEMBLY (O/D)

A. Office and Institutional

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B. Technology/Distribution/Assembly

All industrial uses allowed in the Thoroughfare District including research and development laboratories, however, attendant office and retail uses must also be counted as T/D/A areas rather than office or business uses.

OPEN SPACE (OS)

All uses permitted in a Conservation Buffer District, excluding the right to transfer residential living units to adjacent parcels. Public parking areas and access to public parking areas shall be permitted. No more than 7.5% of this Open Space may be used as right-of-ways for public streets. The Open Space shall include

~~REASONING 2-89-86~~

all areas designated "floodway" and defined in Part 10, Chapter 4, Seciton 4002 of the City Code. That portion of the Open Space not included with the "floodway" shall be located at the discretion of the owner, and whenever practical, adjacent to the "floodway". Open Space may also include, at the discretion of the owner, lakes, ponds, streams, and other water features not included in the "floodway."