

Z-17-99 Glenwood Avenue, and Argyle Drive, northeast intersection, west of St. Mary's Street, being Wake County Tax Map Parcel 1705.18 21 8983. Approximately 1 acre rezoned to Office and Institution-1 Conditional Use.

Conditions: (02/18/99)

For purposes of these Condition, the term "Property" refers to Tax Parcel 1705.18 21 8983.

A. Development of the Property will comply with the provisions of Certified Recommendation 7107 of the Raleigh Planning Commission dealing with the control of stormwater.

B. There will be no direct beaming of light from the Property into any adjoining residential dwelling.

C. There will be no trash or garbage pickup or landscape maintenance utilizing mechanical equipment on the Property prior to 8:00 a.m. on any weekday or 10:00 a.m. on any Saturday or Sunday.

D. The existing building upon the Property will be renovated, repaired and there after maintained, but the floor area gross of the building will not be expanded in size. A fire exit will be added on the left side of the building (determined facing the building from Glenwood Avenue). The front entrance to the building will also be modified and new windows installed in the building. No other building shall be constructed upon the Property. The building maintained upon the Property shall have the characteristics described in Exhibit C-1 attached hereto and incorporated herein by reference. If the building upon the Property is damaged or destroyed by fire or other casualty, it will be rebuilt with the characteristics described on Exhibit C-1.

E. A dumpster shall not be located upon the Property.

F. The Property shall be utilized only for office purposes. The Property shall not be utilized for the following types of offices: banking, physician dentist, chiropractor, orthodontist, physical therapist, podiatrist, residential Realtor, optometrist, masseur, governmental agency of any nature, veterinarian, clinic, cosmetician, hair replacement facility, barber shop, or beautician.

G. Any reimbursement for future right-of-way dedication shall be based on R-6 Values.

H. Neon or internally illuminated signage shall not be allowed upon the Property.

I. No more than 28 parking spaces (or such larger number as shall be required by the Raleigh City Code) shall be provided upon the Property.

Ordinance (1999) 522 ZC 451
Effective: 3/2/99

J. No more than 28 workers shall regularly occupy the building upon the Property on a day to day basis.

K. Currently existing landscaping, as described in Exhibit C-2 attached hereto and incorporated herein by reference, shall be maintained upon the Property. Before any modification (including removal) or any landscaping upon the Property, a detailed landscaping plan will be submitted which shows preserved and potential replacement landscaping, which shall be in accord with the description provided in Exhibit C-2.

L. No telecommunications tower or antenna shall be permitted upon the Property. Satellite dishes no greater than thirty (30) inches in diameter may be allowed.

M. In the event of any proposed change in these conditions subsequent to the rezoning of the Property, all adjoining owners and those owning property within 100 feet of any boundary of the Property (disregarding any public right of way) shall be provided written notice within ten days following the filing of any request for such change.