

Ordinance: 107ZC678
Effective: 10-2-12

Z-20-12 - Spring Forest Road Conditional Use - located on the south side, at its intersection with Falls of Commons Drive (street address 900 Springfield Commons Drive) being Wake County PIN(s), 1717200731. Approximately 1.61 acre(s) to amend conditions for property zoned Shopping Center Conditional Use District.

Conditions Dated: 09/17/12

Narrative of conditions being requested:

For purposes of the following conditions, tax parcel PIN 1717-20-0731 deed recorded at Book 9813, Page 2715, Wake County Registry) is referred to as the "Property."

(a) No eating establishment which serves food at a drive-through window shall be located upon the Property.

(b) No more than three (3) establishments shall be located upon the Property.

(c) The following uses will be prohibited on the Property: automotive service and repair facility; convenience store; auto parts store; commercial parking deck operated as an independent business; individual mini-warehouses; or multifamily dwelling units of any kind.

(d) Prior to recordation of a subdivision plat or issuance of a building permit, whichever shall first occur, sidewalks shall be constructed along all public rights-of-way adjoining the Property.

(e) Any building constructed upon the Property shall not exceed two (2) occupied stories or thirty-five (35) feet in height, excluding mechanical equipment and elevator penthouses, with height measured from average finished grade to the peak of the roof.

(f) At least seventy-five percent (75%) of the opaque exterior surfaces of any building constructed upon the Property shall consist of brick. Any building constructed upon the Property shall have (or when viewed from the ground level of adjoining properties shall appear to have, e.g. as with a mansard roof) a pitched roof with a minimum slope of five (rise) to twelve (horizontal distance).

(g) Upon the development of the Property, the owner will provide a rack or other facility for the parking of bicycles.

(h) Freestanding outdoor lighting on the Property shall utilize only shielded, full cutoff fixtures.

(i) Direct vehicular access from the Property to Spring Forest Road shall be prohibited.

(j) If desired by the City of Raleigh, the Property owner shall offer to the City of Raleigh prior to recordation of a subdivision plat or issuance of a building permit, whichever shall first occur, a transit easement along Spring Forest Road measuring fifteen (15) feet by twenty (20) feet. The

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location of such easement shall be approved by the Transit Division at the time of such subdivision or site plan approval.

(k) The primary entrance of any building constructed upon the Property shall be on the face of the building facing Spring Forest Road or at one of the corners of such face of the building.

(l) Direct pedestrian access shall be provided to any building constructed upon the Property from the sidewalks along Spring Forest Road and Falls of Commons Drive via walkways delineated with striping and/or differentiated hardscape.

(m) All exterior lamps and landscape lighting fixtures shall be fully shielded.

(n) There will be no drive-thru on the face of any building upon the Property facing Spring Forest Road.

(o) Upon the issuance of a building permit for the construction of development upon the Property, the owner shall pay to the City of Raleigh the amount of \$10,000.00 which shall be used to facilitate the crossing of Spring Forest Road by pedestrians at or near the Property.

(p) Upon the development of the Property, no more than one row of parking shall be provided between any building constructed upon the Property and Spring Forest Road.