Z-34-07 – Wadford Drive, located on the east side of Wadford Drive, northeast of its intersection with Thornton Road, being Wake County PIN(s) 1738-12-5831 and a portion of 1738 13 7922. Approximately 4.0 acres rezoned to Shopping Center Conditional Use.

Conditions 09/26/07

1. Right-of-way reimbursement shall be provided at the existing zoning, Residential-4.

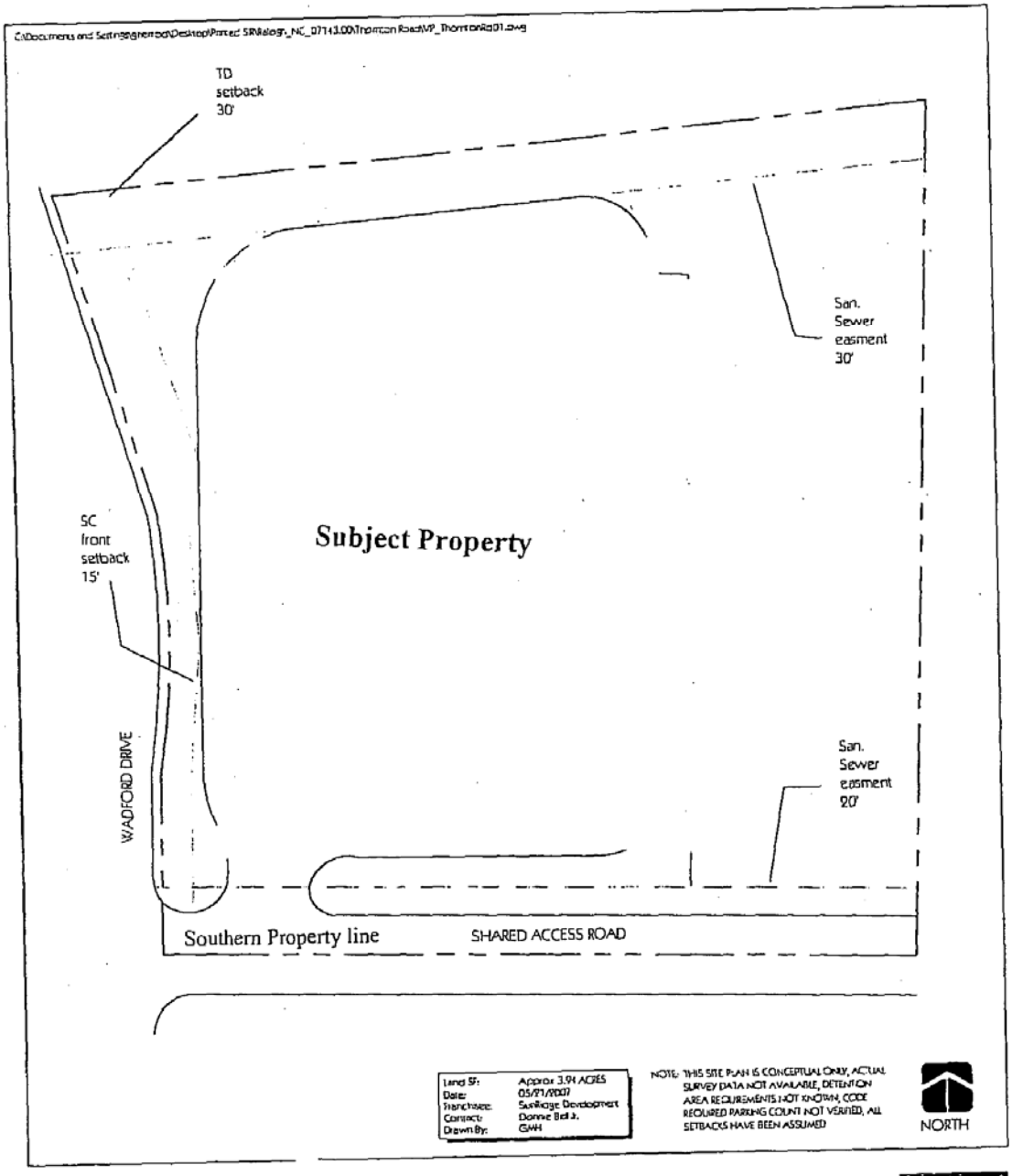
2. The following uses, otherwise permitted, shall be prohibited in the SC District:
   a. Emergency Shelter Type A and Emergency Shelter Type B;
   b. Cemetery;
   c. Landfill (debris from on-site);
   d. Adult establishments;
   e. Airfield, land strip, heliport;
   f. Kennel/cattery;
   g. All "Retail sales" in Raleigh City Code Section 10-2071; and,
   h. Car washes.

3. The quantity of street yard landscape planting along all public rights-of-way shall be increased by 50% of the requirements described in Code Section 10-2082.5, Raleigh City Code.

4. Cross-access shall be provided to adjacent properties by installation of a street with sidewalk on at least one side beginning at the southwest intersection of the subject property and Wadford Road and continuing with the center line along the southernmost property line of the subject property, generally as shown on the attached Exhibit A.

5. Ground signs shall be limited to low-profile.

Exhibit A



Road Location Exhibit

SCALE = 1/64" = 1'

HOWARD & HELMER
architects p.a.
7400 west 110th suite 650 overland park, ks 66210 913 451 0615

sheet
02

project #: 07143.00