Z-58-05 – Louisburg Road, southeast side, southwest of Kyle Drive intersection, being Wake County PIN's 1736164190 and 1736165272. Approximately 1.20 acres rezoned from Rural Residential with Special Highway Overlay District-2 to Shopping Center with Special Highway Overlay District-2.

Conditions dated: October 13, 2005

(1) The following uses shall be prohibited: rifle range indoor or outdoor, stadium, amphitheater or racetrack, correctional or penal facility, adult establishments.

(2) Vehicular access from Louisburg Road will be limited to no more than one driveway.

(3) Prior to development, access will be provided to the adjacent properties to the north, south, and east (DB4583/PG 646, DB2074/PG458, DB11015/PG250, DB8291/PG336.

(4) Cross-access will be provided for both parcels in this petition in the event they are not combined into a single parcel.

(5) Prior to subdivision approval or the issuance of any building permits, whichever shall first occur, the owner of the property shall deed to the City a transit easement measuring ten (10) feet long adjacent to Louisburg Road by six (6) feet wide to support a bus stop. Transit easement shall be approved by the Transit Division of the City. The City Attorney shall approve the transit easement deed prior to recordation.

(6) Outside transitional protective yards, any site lighting within forty (40) feet of the east and southern most property lines shall be a maximum of sixteen (16) feet in height and directed away from the residential property.

(7) Reimbursement for any required right of way dedication shall be at Rural Residential value.

(8) The maximum front yard building setback from Louisburg Road shall be 32 feet.

(9) Upon development of the property, a continuous private drive with sidewalk shall be constructed which provides a direct connection between Louisburg Road and property to the east (DB2074/PG458 or DB11015/PG250).