Z-42-05 – West Franklin Street, north side, northeast of its intersection with Blount Street, being Wake County PINs 1704-82-0794, 1704-82-1800, 1704-82-1806, 1704-82-1902, 1704-82-1928, 1704-83-1043 and 1704-82-2908. Approximately 1.34 acres rezoned from Residential-20 With Neighborhood Conservation Overlay District to Shopping Center Conditional Use.

Conditions dated: September 12, 2005

A. All future development of the site shall require preliminary site plan approval from the City of Raleigh Planning Commission and/or City Council in accordance with City Code section 10-2132.2.

B. Prior to final site plan approval or recording of a subdivision plat, whichever occurs first, a Unity of Development Plan approved by the City of Raleigh will be submitted to assure complementary signage, architectural style, and construction materials.

C. Number of Residential Units shall not exceed 26.

D. Buildings will be limited to a maximum height of 50 feet.

E. Free Standing Exterior light fixtures shall be uniform and not exceed 18 feet. Any new street or area lighting shall have uniform poles and fixtures.

F. The following uses shall be prohibited:

General and Restricted Agriculture
Fish Hatchery and Fish Farm
Forestry
Research Farm
Wildlife Sanctuary
Camp
Commercial Indoor Recreation Use
Riding Stable
Outdoor Stadium, Theater, Amphitheater, or Racetrack
Fraternity House
Guest House
Rest Home
Sorority House
Emergency Shelters
Art Gallery
Cemetery
Church, Synagogue, or Religious Education Building
Civic Club
Correctional or Penal Facility
Crematory

Day Care Facility
Fire Station
Funeral Home
Government Building
Hospital
Library or Museum
Monastery or Convent
Orphanage
Schools
Veterinary Hospital
Office Center
Adult Establishment
Bank
Bar, Nightclub, Tavern, Lounge
Beauty, Nail and Manicure, Cosmetic Art, Barber Shop
Christmas Tree, Greens, Ornamental Outdoor Display Area Sales
Radio and Television Studio
Dish Antenna
Telecommunications Tower
Telegraph Office
Dance, Recording, Music Studio
Eating Establishments – All Kinds
Exterminating Service
Retail Food Store
Hotel and Motel
Kennel and Cattery
Movie Theater
Plant Nursery, Fruit and Vegetable Stand
Post Office
Retail Sales – All Kinds
Shopping Area and Shopping Center
Manufacturing
Mini Warehouse Storage Facility
Reservoir and Water Control Structures
Landfill
Airfield, Landing Strip, and Heliport
Transit Station
Taxicab Stand and Dispatch Stand
Power Plant
Utility Services
Automotive Service
Automotive Repair Facilities
Car Washes

G. Buildings shall be located within twenty-five (25) feet of the back-of-curb.

H. All surface parking and loading for the site shall be located to the side or rear of the buildings.

I. Street level structured parking shall be screened by a combination of planters, plantings, decorative features and building elements. Minimum height of combined screening elements shall be 4 feet.

J. Sidewalks along Franklin St. shall be the same width as the remainder of Franklin St. sidewalks at a minimum of 5 feet, installed prior to issuance of Certificate of Occupancy.

K. Development shall include a publicly accessible plaza of at least 300 square feet.

L. Public Plaza shall include a minimum of one bike rack, one bench, one trash receptacle, and two 2.5-inch caliper trees.

M. Public Plaza shall be located within 10 feet of buildings and connected to adjacent sidewalks.

N. Public Plazas shall be wrapped on at least 2 sides by a building facade.

O. A minimum of 2 points of pedestrian access and a minimum 5 foot wide sidewalk shall be provided along both Blount St. and Franklin St. prior to issuance of Certificate of Occupancy.

P. Reimbursement for any required right-of-way dedication shall be at the current R-20 value.

Q. Cross-access will be provided to the 7 parcels in this petition in the event that they are recombined into a single parcel prior to site plan approval or subdivisions, or lot recordation, or issuance of building permit, which ever shall incur first.