

Z-58-04 – Louisburg Road, east side, being Wake County PIN 1737-74-5343 and a portion of 1737-72-2853. Approximately 62.25 acres rezoned to Residential-4 Conditional Use (36.14 acres), Residential-10 Conditional Use with Special Highway Overlay District-3 (17.61 acres) and Shopping Center with Special Highway Overlay District-4 (8.5 acres).

Conditions dated: (12/7/04)

The property proposed for rezoning is hereafter referred to as the "Property."

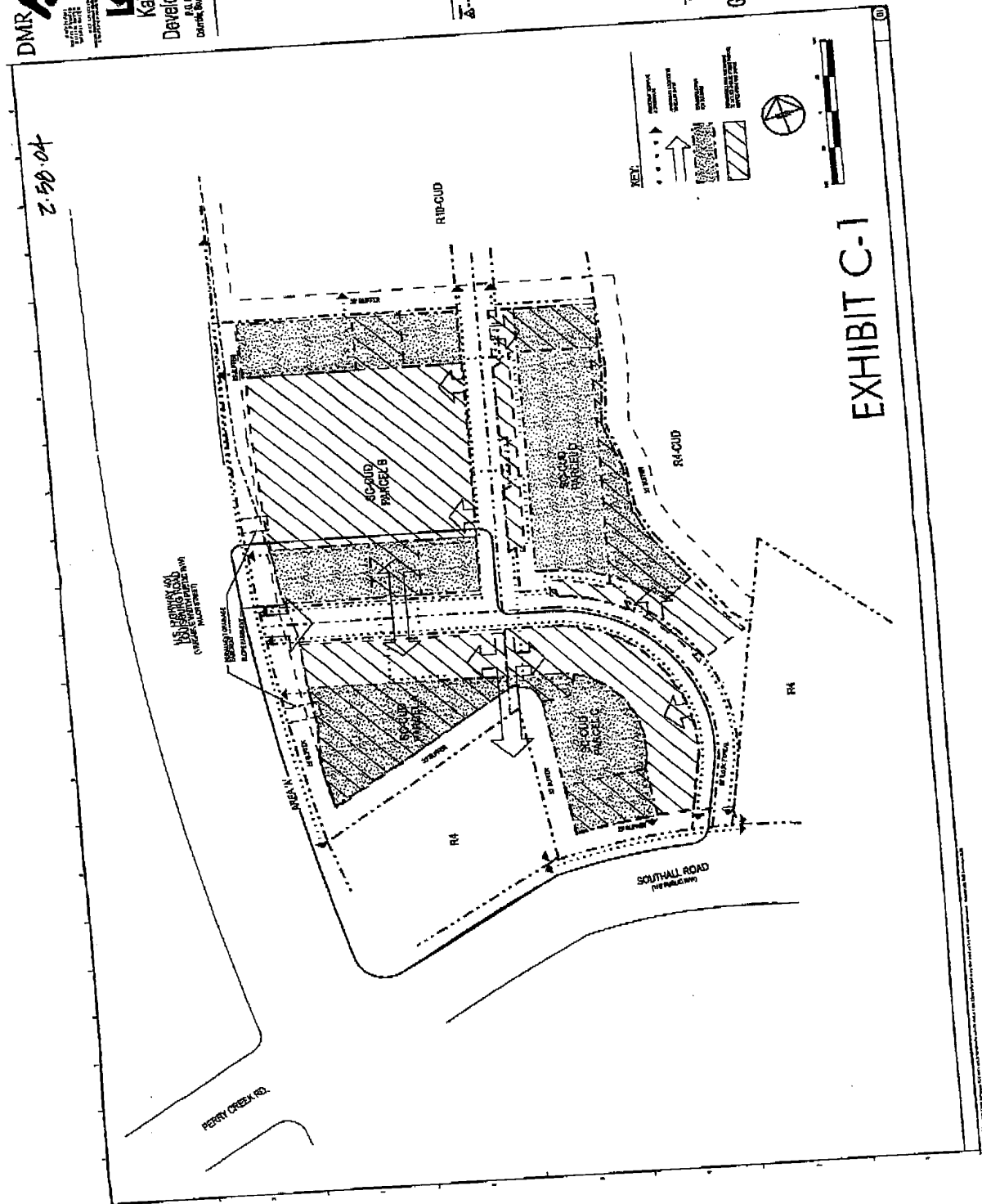
- (1) With respect to the portion of the Property rezoned Shopping Center Conditional Use District, commercial land uses (as such term is used in Section 10-2071 of the Raleigh City Code, the "Schedule of Permitted Land Uses in Zoning Districts") shall not exceed 50,000 square feet floor area gross.
- (2) With respect to the portion of the Property rezoned Shopping Center Conditional Use District, office land uses and institution/civic/service land uses (as such terms are used in Section 10-2071 of the Raleigh City Code, the "Schedule of Permitted Land Uses in Zoning Districts") shall not exceed 24,000 square feet floor area gross.
- (3) Upon development of the Property, there shall be dedicated to the City of Raleigh an easement to accommodate a paved parking area for no fewer than twelve (12) vehicles at a trail head within one hundred (100) feet of the City of Raleigh greenway easement along the eastern boundary of the Property with the Neuse River. At such time, an easement also shall be dedicated to the City for construction of a paved vehicular ingress and egress drive to such parking area from US Highway 401 and/or Southall Road. The City and the owner of the Property shall mutually agree upon the design of such paved parking area and ingress and egress drive and the budget and timetable for their construction. The owner of the Property shall reimburse the City for the cost of those improvements.
- (4) Upon development of the areas of the Property zoned Shopping Center Conditional Use District and Residential-10 Conditional Use District, improvements within such areas shall be connected for pedestrian access via sidewalks on both sides of a street or streets which shall connect the areas. The areas shall be connected by a street or streets built to City standards and with a design and layout approved by the Raleigh Department of Transportation.
- (5) Vehicular access to the Property shall be provided via no more than three (3) curb cuts on Louisburg Road and a single curb cut on Southall Road.
- (6) Upon development of the Property, offers of cross-access will be provided to the adjacent properties to the east and west.
- (7) Reimbursement for future right-of-way dedications shall remain at pre-existing Residential-4 rates.

- (8) Upon development, the City shall be granted one transit easement twenty (20) feet in length adjoining the right-of-way of Louisburg Road and fifteen (15) feet in depth. Prior to site plan approval, the Transit Division of the City of Raleigh shall review and approve the easement location.
- (9) Fifty percent (50%) of all hardwood trees upon the Property eight (8) inches or greater in caliper measured four (4) feet above the ground shall be actively preserved and protected.
- (10) All outdoor area and parking lot lighting fixtures upon the Property shall be of full cut-off (shielded) design.
- (11) All ground-mounted signs shall be of low- or medium-profile design. Signs mounted upon a pole shall be prohibited upon the Property.
- (12) All dumpsters upon the Property shall be located behind a building and screened from view from any adjacent property or public right-of-way.
- (13) No single commercial business establishment upon the Property shall be greater in size than 10,000 square feet floor area gross. For purposes of this condition, a group housing development shall not be considered a "commercial business establishment."
- (14) Upon development, an offer of cross access shall be made to tax parcel PIN 1737.04-64-4043.
- (15) Attached as Exhibit C-1 is a Concept Plan which illustrates the conceptual layout and design of improvements to be constructed upon that portion of the Property rezoned Shopping Center Conditional Use District. Drive-throughs shall be allowed only within "Parcel A" and "Parcel C" as shown on Exhibit C-1. Attached as Exhibit C-2 is an illustrative site plan depicting a means of developing the Property in accordance with the Concept Plan.
- (16) Any subdivision or site plan for development upon that portion of the Property zoned R-4 Conditional Use District shall be subject to approval by the Planning Commission.
- (17) Attached as Exhibit C-3 is a table which presents guidelines of the Urban Design Guidelines which shall be applicable as indicated therein to the portion of the Property zoned Shopping Center Conditional Use District.



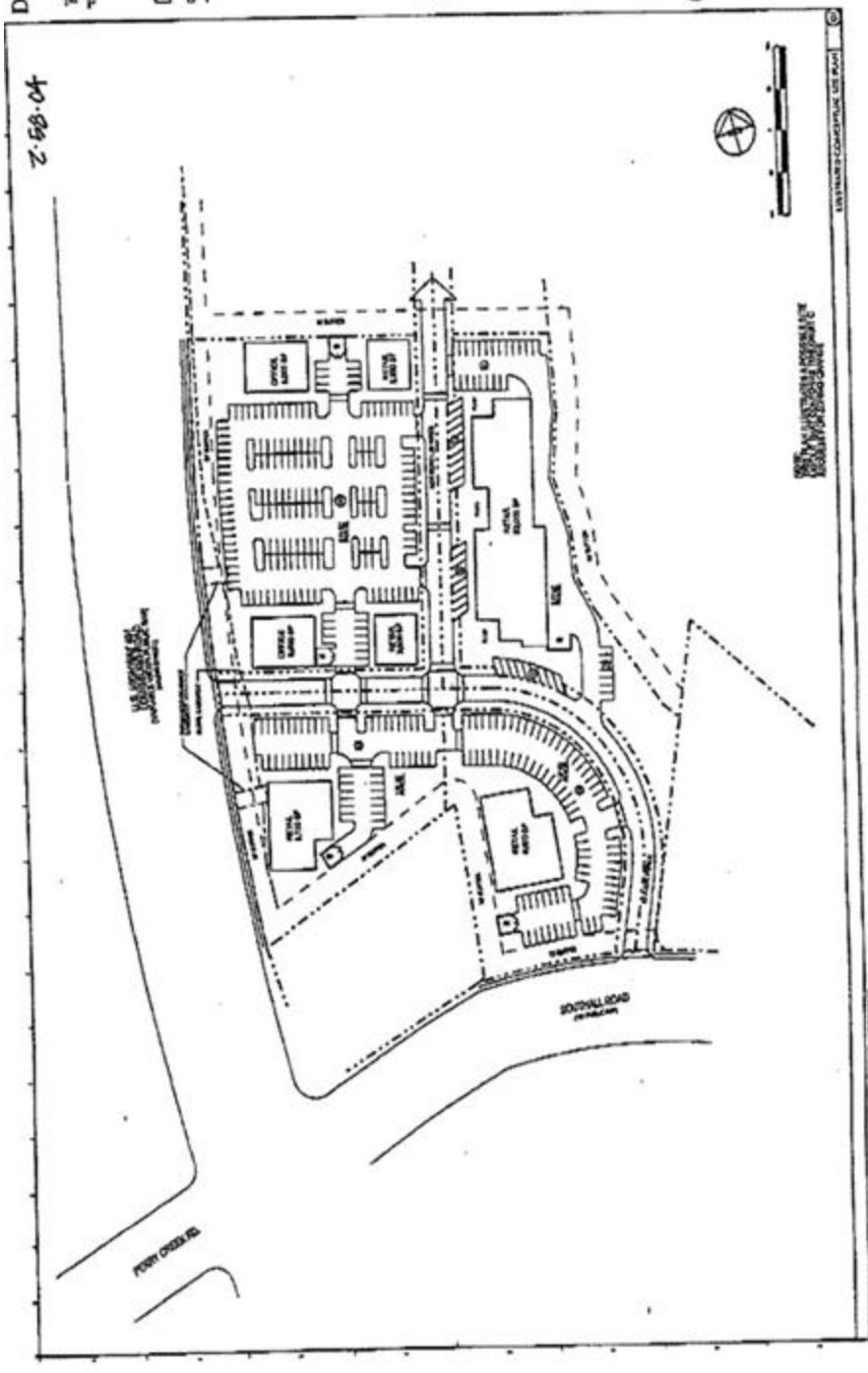
**The Shoppes
at
Greenway Village**
St. Louis
North Carolina

TECHNICAL
DATA PLAN
TD-100



The Shoppers
at
Greenway Village
South
West Valley

CONCEPTUAL
ENGINEERING
CSP.100



	3.6.2 Corners of intersections and entries should be distinguished by special treatment — flower displays, specimen trees/shrubs, accent rocks, low walls, signage, decorative lighting, sculptures, architectural elements, or special paving.
	3.7.1 Clearly defined pedestrian pathways, incorporating: <ul style="list-style-type: none"> • Landscaping, such as rows of trees or planter beds • Pedestrian scale lighting • Special paving
Pedestrian and Bicycle amenities)	3.7.2 Highly visible cross-walks - use material with strong contrast with vehicular surface
	3.7.3 Routes should be direct and minimize conflict with vehicles, utilize highly visible crosswalks and traffic calming where needed.
	3.7.4 Min width of ped. path — 5 feet. Bike/ped : min.8', 10 preferred. Add 1.5' adjacent to parking to accommodate overhang or car doors.
	3.7.6 Bike racks close to building entrances and curb rut
Interface w/ Adjacent Property	3.8.2 Match grade or create attractive transition
	3.8.3 Pedestrian and bicycle links
Vehicular Circulation	3.9.2 Provide at least one vehicular link to each abutting property
Automobile Parking	3.1 0.5 Use landscape islands and/or medians to break up large parking lots (75,000 sf or more) into visually and functionally smaller lots.
	3.1 0.6 Parking lots along streets should be screened from street and sidewalk by wall, fences or landscaping.
STREET DESIGN	
General <i>Street</i> Design Principles	4.1.1 Sidewalks 5-8 feet wide and located on both sides of street. Commercial areas - 12 — 16 feet wide.
	4.1.2 Street trees to shade sidewalk and compliment face of building. Typical width of landscape area is 6-8 feet.
	4.1.3 Street trees may be planted in tree grates.
	4.1.7 & 12 Curb or angle parking allowed on low-volume, low-speed streets, and is encouraged in commercial areas as a way to provide additional convenient parking for merchants and restaurants. .
	4.1.8 Any landscaping provided adjacent to on-street parking shall consist of an at-grade grass landscape strip, or trees in tree grates placed so as to avoid conflict with opening car doors, allowing people to walk directly from car to sidewalk.
BUILDING DESIGN	
General Building Design Guidelines	5.1.3 Adjacent buildings should be similar in height and scale.
	5.1.4 Bldgs. with facade > 64' in length should be articulated and broken down into separate volumes.
Façade Treatment	5.4.2 Primary entrance designed functionally and architecturally on front of building.
	5.4.4 Use building massing, architectural features, changes in roofline to emphasize entrances.

	5.4.5 Ground level must be of pedestrian interest — attention to windows, entrances, architectural details, signage, awnings, ornamentation are encouraged.
	5.4.9 Windows and door openings should be proportioned so that verticals dominate horizontals, except for street level storefront window, which may be square. Large openings should be made up of smaller vertically proportioned elements grouped together to create desired width.
Street Level Activity'	5.4.4 Bring "indoors" outdoors and "outdoors" indoors by spilling dining areas, small merchandise areas <i>etc</i> into walkways, and by opening interior spaces to views and sunshine.
Service and Utilities	5.6.1 Minimize visibility of trash storage, loading and truck parking from streets/sidewalks and building entrances.
	5.6.2 Screen exterior trash receptacles form public view on 3 sides, with gate that screens on 4 th side. Materials should be made of materials and colors compatible with building.
	5.6.3 Screen loading docks
	5.6.4 Place utilities underground.
	5.6.5 Do not locate HVAC equipment adjacent to street or open space. Building mounted equipment should be on side or rear of building. Screen rooftop equipment.
1 Not applicable to parcels A and C.	