

Z-44-04 - on the southeast corner of the intersection of Battle Bridge Road and Rock Quarry Road. Approximately 6.30 acres rezoned Neighborhood Business Conditional Use.

Conditions: 09/15/04

- 1 Vehicular access to abutting existing roads shall be limited to a maximum of two (2) full movement driveways on Battle Bridge Road, and one (1) full movement driveway on Rock Quarry Road subject to approval by NCDOT and the City of Raleigh Public Works Department. The driveway on Rock Quarry Road and one on Battle Bridge Road shall be located along the adjoining property line to the south to establish joint access. (Book/pg: 10477, 1780/ Pin#1731483708, 1731483402)
- 2 Total Building area devoted to retail sales uses shall not exceed 30,000sf floor area gross.

TRANSIT: Make available one 20' (adjoining the right of way) x15' (deep) easement to support a bus stop and shelter for future CAT transit services along Battle Bridge Road. Prior to site plan approval, the Transit Division shall have review and approval of the easement location.

- 3 Reimbursement for any required right-of-ways dedication shall remain at R-4 value.
- 4 That a transitional protective yard a minimum of twenty-five (25) feet in width be provided adjacent to all adjoining residential properties.
- 5 That all outdoor area and parking lot lighting fixtures be of full cut-off (shielded) design.
- 6 That all structures on the property be limited to a maximum height of thirty-five (35) feet or two (2) stories.
- 7 That all buildings be of residential character including roof pitch minimum of 3/12. Window openings shall not cover less than 15% or more than 60% of wall area. Outside wall finish materials shall be of those used in residential construction.
- 8 That any ground-mounted sign be of low-profile design.
- 9 That vehicular and pedestrian interconnectivity be provided with the properties immediately to the south.

10 That future development is in compliance with the key elements of the City of Raleigh "Urban Design Guidelines".