

Z-20-04-Louisburg Road/MP-2-03 Forestville Road Master Plan, south side, on the southeast quadrant of its intersection with Forestville Road, being approximately 43 acres, rezoned to Planned Development Conditional Use Overlay District with Special Highway Overlay District-3 to remain.

Conditions dated: 5/12/04

1. The project will be developed in accordance with approved master plan per the requirements of the Planned Development Conditional Use Overlay District.
2. One half of proposed housing units shall be constructed before issuance of building permits for retail uses.
3. All Thoroughfare District uses shall be allowed except the following excluded uses, otherwise listed as general uses, conditional uses, or special uses in the Thoroughfare District: Riding stable, mini warehouse, landfill, adult establishment, airfield, penal facility.
4. As part of the site plan approval process, two 20 foot wide by 15 foot deep transit easements for bus stops shall be provided, one each on Louisburg Road and Forestville Road.
5. Reimbursement for any required right-of-way dedication shall remain at R-4 value.
6. Any required transitional protective yards will not be reduced with the construction of a closed fence or wall.
7. With respect to siting of structures, protective yards, and parking, all development will adhere to the Urban Form Recommendations of the Neuse River East Small Area Plan.
8. In areas designated on the master plan for retail or office use, no more than one standard double bay of parking will be located between the right-of-way for Louisburg Road and any planted parking median.
9. Unity of development criteria will be developed to ensure that commercial and office buildings are complementary with respect to architectural style, building materials, signage, color, and landscaping.
10. The common property line with parcel #'s 1748601626 and 1748603845 shall have a 30 foot wide type B transitional protective yard. This yard will be graded so that at least 50% of its length will have berms 3 feet higher than the adjacent average grade.
11. Freestanding area lighting for parking lots in excess of 25 contiguous spaces will use standards that are no more than 30 feet in height. Freestanding area lighting for other areas will not exceed 18 feet in height.