

Z-57-04 – Louisbury Road, east side, being Wake County PIN 1747-66-8484. Approximately 1.06 acres rezoned to Shopping Center Conditional Use.

Conditions dated: (9/29/04)

The applicant plans to utilize the property consistent with the Wake Crossroads Small Area Plan. The project would have the following conditions:

1. A limit on individual retail space to 5,000 square feet.
2. Any new parking area will be located at the sides or rear of the building.
3. Building height would be limited to 45 feet.
4. There would be a maximum building setback of 20 feet from the public right-of-way.
5. The development shall be residential in character, including that all sides of any building shall devote no less than 15% or no greater than 60% to window openings.
6. Reimbursements for ROW dedication on Louisbury Road (if applicable), shall be based on the preexisting R-4 zoning.
7. Access to the property will be limited to a single point on Louisbury Road opposite Shady Bottom Lane.
8. Prior to development of the site, offers of cross access will be provided to the adjacent properties to the North, South and West.
9. Dumpsters will be located behind the building and screened from any adjacent residences or properties zoned residential.
10. All outdoor area and parking lot lighting fixtures will be full cutoff (shielded) design.
11. The following uses which would otherwise be allowed in the proposed zoning shall be prohibited:
 - a. Auto service and/or repair facility;
 - b. Adult establishment;
 - c. Landfill (debris from on site);
 - d. Parking lot, deck, garage, including motor pool;
 - e. Emergency shelter Type B;
 - f. Telecommunications tower;
 - g. Airfield, landing strip and heliport;
 - h. Riding stables;
 - i. Correctional/penal facility;
 - j. Outdoor stadium, outdoor theater or outdoor track; and

- k. Car wash
- l. Bar, nightclub, tavern, lounge
- m. Kennels