

Z-27-04 – East Franklin Street and North Person Street, northwest quadrant, being Wake County PIN 1704822777. Approximately 1.14 acres rezoned to Neighborhood Business Conditional Use with PBOD to remain.

Conditions dated: (6/8/04)

- A. Exterior light shall be aimed downward and shielded so as to prevent direct view of the light source from the adjacent properties.
- B. Prior to final site plan approval or recording of a subdivision plat, which ever occurs first, a unity-of-development plan approved by the City of Raleigh will be formulated assuring complementary signage, architectural style, construction materials.
- C. No single retail establishment shall exceed a building floor area gross of 6,000 square feet.
- D. No Automotive service or repair facilities, including carwashes, be permitted on the site.
- E. No dive-through eating establishments are permitted on the site.
- F. All future development of the site shall require preliminary site plan approval from the Planning Commission and/or City Council in accordance with City Code section 10-2132.2.
- G. Driveways along Franklin and Person Street will be limited to a maximum of one onto Franklin Street and one onto Person Street.
- H. That all building faces be at a minimum fifty (50) percent brick, exclusive of all fenestration.