

1. Z-14-04 – to the south of Battle Bridge Road, extending through to Rock Quarry Road. Approximately 23.54 acres rezoned to Neighborhood Business Conditional Use.

Conditions: 09/14/04

1. Vehicular access to abutting roads shall be limited to no more than two (2) full-movement driveways on Battle Bridge Road, and no more than two (2) full-movement driveways on Rock Quarry Road. One of the two full-movement driveways on Rock Quarry Road shall be located so as to align with the intersection of existing Pearle Road and Rock Quarry Road. All driveway accesses are subject to review and approval by the City of Raleigh and NCDOT.
2. A maximum of 100,000 square feet of gross building floor area shall be devoted to retail uses. Prior to any subdivision or division of the property, and in no event more than 45 days following the adoption of this zoning ordinance, the owner will record a restrictive covenant approved by the City Attorney or his deputy allocating this square footage of gross floor area of retail uses as defined in Raleigh City Code section 10-8002 to each lot or tract then in existence.
3. No single tenant building space shall exceed 50,000 square feet of gross building floor area.
4. Reimbursement for any required right-of-way dedication shall remain at the current R-4 value.
5. A minimum of 10% of the area of the site shall remain wooded.
6. A natural protective yard of 50' in width (as measured outward from the stream bank) will be provided adjacent to all streams on the property that are deemed to be subject to the Neuse River Basin Rules riparian buffer requirements.
7. A transitional protective yard of 25' (minimum) in width shall be provided adjacent to all adjoining residential properties other than those properties comprising Zoning Petition #Z-15-04.
8. All outdoor lighting fixtures shall be of full cut-off design and directed away from residential properties.
9. All structures on the property shall be limited to a height of 35', or two (2) stories.

10. All roofs shall be designed and constructed to present a pitched appearance with a minimum slope of 3V:12H.
11. Open-air stormwater facilities shall be designed as site amenities, and shall incorporate edge treatments and perimeter landscaping sufficient to avoid the need for fencing.
12. Any ground-mounted signs shall be of low-profile design.
13. The site shall be designed to provide vehicular and pedestrian interconnectivity with the properties immediately to the south (those properties comprising Zoning Petition Z-15-04).
14. The development of this site shall be in compliance with the key elements of the City of Raleigh Urban Design Guidelines as depicted on the Neighborhood Center Core Area Plan as recommended by the Comprehensive Plan.
15. Upon development of any portion of the property, the land owner will deed to the City of Raleigh at least two transit easements approved by the City of Attorney or his deputy at locations approved by the City Transportation Division.