

Z-51-04 – Creedmoor Road, west side, being Wake County PIN 0796-31-5688. Approximately 3.38 acres to Shopping Center Conditional Use.

Conditions: 11/23/04

- A. Reimbursement for any future right-of-way dedication for Creedmoor Road (if applicable) and Crabtree Valley Boulevard (if applicable) shall be based upon the pre-existing zoning. O&I – 1 and O&I – 2.
- B. The following uses shall not be permitted on the Property: (1) agriculture general and restricted, (2) forestry, (3) rifle range, (4) fraternity house, (5) sorority house, (6) cemetery, (7) funeral home, (8) kennel, (9) custom and specialized manufacturing, (10) landfill, (11) electrical generating power plant, and (12) eating establishment with drive-thru or drive in service. Any other uses permitted in a Shopping Center zoning district shall be permitted on the subject property.
- C. One 20' (adjoining the right of way) x 15' (deep) easement along Creedmoor Road shall be made available to support a bus stop and shelter. Prior to site plan approval or building permit issuance, whichever shall occur first; the owner will submit the easement location for review and approval by the Transit Division and shall record a transit easement approved by the city attorney.
- D. Prior to building permit issuance or subdivision approval, whichever shall first occur, the property owner shall dedicate a greenway easement on the opposite side of the creek from the existing greenway trail. The width of the easement shall be to the edge of the existing development or 50' from the top of bank which ever is less. Reimbursement for any required greenway easement dedication shall be at the current O&I-2 value.
- E. Any retail development shall be limited to the following floor area gross square footages: 30,000 square feet for retail sales and for eating establishments combined.

- F. The net trip generation of the proposed development, inclusive of the hotel, will not exceed approximately 2500 average daily type inbound and 2500 average daily trips outbound, nor will it exceed approximately 225 PM peak hour trips inbound and 225 PM peak hour trips outbound. In the event the proposed development at site plan exceeds these limits, the owner will perform a traffic impact analysis according to city requirements.
- G. Existing surface parking lots shall not be expanded in the direction of Crabtree Creek.
- H. The height of any new building shall be no greater than nine stories of 104 feet, whichever is less.
- I. Outdoor area and parking lot lighting fixtures shall be of full-cutoff (shielded) design.
- J. All ground-mounted signage shall be of low – profile design.
- K. Any required transitional protective yard width shall not be reduced by the construction of a closed fence or wall.
- L. In the event that access to Crabtree Valley Avenue is available from that portion of the property west of Crabtree Creek, the owner shall provide such access, subject to City Public Works Department approval.