1. **Z-2-07 – Sumner Boulevard,** on the north side of Sumner Blvd., south of I-540, west of Capital Blvd. being Wake County PIN 1727236745. Approximately 30.70 acres to Shopping Center Conditional Use with Special Highway Overlay District-2.

Conditions: 02/08/2007

A. The following uses, otherwise permitted in the Shopping Center zoning district, shall be prohibited:

a. Adult establishments
b. Bar, nightclub tavern. Lounge, not associated with a restaurant (as defined in NCGS § l0B - 1000(6)) or hotel in the same building;
c. Cemetery
d. Funeral Home
e. Veterinary hospital, kennel, cattery
f. Airfield, landing strip
g. Correctional/penal facility (Governmental)
h. Outdoor stadium, outdoor theater, outdoor racetrack with more than two hundred and fifty (250) seats; outdoor movie theatre.

B. Reimbursement for any required right-of-way dedication shall be at the current IND-1 rate.

C. If requested by the City, prior to subdivision approval or the issuance of building permit, whichever shall first occur, the owner of the property shall dedicate to the City transit easements measuring twenty (20) feet long (adjacent to rights-of-way of Sumner Blvd. and Ruritania St.) by fifteen (15) feet wide to support bus stops for transit services in the area. The locations shall be approved by the Transit Division of the City and the transit easement deed shall be approved (prior to recordation) by the City Attorney.

D. Architectural detailing, including the articulation of building facades, use of stone and/or other masonry materials (at least 15%), and incorporation of fenestration, awnings, balconies and or other such details, into the development of the property to provide high level of interest at street level. Exterior building walls facing Ruritania Street and Sumner Boulevard shall comply with Section 10-2055(e) (7).

E. Building orientation towards Ruritania Street and Sumner Boulevard so that the entrances or breezeways, are visible and accessible to pedestrians from sidewalks and/or other pedestrian pathways. Buildings located at the intersection of Ruritania Street and Sumner Boulevard shall be oriented such that parking is located opposite of the building from the intersecting streets.

F. Residential development, if any, shall include on-site recreational amenities, including a clubhouse (minimum 1,000 square feet) and least two of the

following: pool, tennis court, volleyball court, and playground, and shall not exceed six hundred (600) dwelling units.