

Z-51-93 US Highway 401 North, (Louisburg Road) east side, extending to the Neuse River, being a portion of Parcel 5050, Map 1737.04, Block 61 (356-12) rezoned from Residential 4, Residential-6 and Residential-10 to Thoroughfare Conditional Use according to map on file in the Planning Department.

Conditions:

- 1) All uses allowed under the Zoning Code for the currently existing zoning categories of this parcel, namely, R-10, R-6 and R-4, and in addition use for a technical and vocational institution.
- 2) If developed as a technical and vocational institution, the development of this property will comply with CR-7107 regarding storm water management and run-off containment.
- 3) If developed as a technical and vocational institution, Petitioners will dedicate a greenway easement on this property along the Neuse River extending to a width of 150 feet from the existing west bank of the river. This greenway easement would run the length of the property, north to south, along the western edge of the Neuse River.
- 4) For reimbursement purposes right-of-way and slope easements needed for future widening of U.S. 401 North shall remain at residential value.
- 5) For reimbursement purposes right-of-way and slope easements needed for two thoroughfares projected through this property by the Comprehensive Plan and the Metro Thoroughfare Plan shall remain at residential value.
- 6) If developed as a technical and vocational institution, Petitioners agree to submit a master plan of proposed site development for approval by the City Council prior to obtaining issuance of any building permits and beginning construction.