

ORDINANCE (1997) 208 ZC 421
Effective: October 8, 1997

Z-88-97 Blue Ridge Road, west side, bounded by Blue Ridge Road, Lake Boone Trail, Atrium Drive and Fair Meadow Lane being Tax Map Parcels 0785.19 61 8661 and 8769 and 71 1650 and 1776. Approximately 4.6 acres rezoned to Neighborhood Business Conditional Use.

Conditions: (9-22-97)

For purposes of these conditions tax map parcels 0785.19 61 8769, 0785.19 71 1776, 0785.19 61 8661, and 0785.19 71 1650 are referred to as the "Property".

A. Any development of the Property will comply with Certified Recommendation 7107 of the Raleigh Planning Commission which deals with the control of stormwater.

B. Reimbursement for future right-of-way dedication affecting the Property shall be based on Office and Institution District-1 values.

C. Only if the property is developed as an office building comprised of at least 150,000 square feet gross of floor area, up to 26,000 square feet gross of floor area of this building may be utilized for uses authorized in the Neighborhood Business District, but not otherwise authorized in the Office and Institution District-1. The remaining portion of the building shall be utilized only for uses authorized in the Office and Institution District-1 and there shall be no outparcels. If the Property is not developed for an office building comprised of at least 150,000 square feet gross, the Property shall be utilized only for uses authorized in the Office and Institution District-1.

D. Sidewalks shall be provided along the boundaries of the Property with Blue Ridge Road, Lake Boone Trail, Atrium Drive and Fair Meadow Lane (except in areas where the City Council has granted the owner a variance with respect to the width of the streetyard). Any building constructed upon the Property shall be connected by sidewalks to the sidewalks along the boundaries with such roadways.

E. The property shall not be utilized for any of the following uses otherwise authorized in the Neighborhood Business District: automotive service and repair facility; bar (other than incidental to an eating establishment), nightclub, tavern or lounge; eating establishments with drive-through service; hotel/motel; indoor movie theater; dry cleaning establishment with drive-through service; utility service and substation; Emergency shelter Type A or Emergency Shelter Type 8; landfill; manufacturing; mini-warehouse storage facility; adult establishment; kennel/cattery; limited home business; riding stables; correctional/penal facility; and outdoor stadium, outdoor theater or outdoor racetrack.