

Z-27-98 Wake Forest Road, and Navaho Drive, northwest intersection, being a portion of Wake County Tax Map Parcel 1715.09 17 6007. Approximately 1.8 acres rezoned to Neighborhood Business Conditional Use.

Conditions: 04/08/98

A. The property will be developed in accordance with Planning Commission Certified Requirement 7107.

B. Development of the property will exclude: highway retail, convenience retail offering sale of gasoline, eating establishments with drive-through or drive-in service, adult establishments, mini-warehouse storage, air fields, landing strips, utility substations, and water or sanitary sewer treatment plants, as these terms are defined by the City of Raleigh zoning ordinance as the same may be from time to time amended.

C. Should any permitted convenience retail locate on the property, the following conditions shall apply:

1. Said convenience retail shall register annually with the North Carolina Board of Pharmacy in accordance with N.C. Gen. Stat. §90-85.21.

2. A licensed pharmacist shall be employed to work on the premises at all times when the store is open to the public.

3. The store may be open for drive-through business twenty-four (24) hours per day only for sale of prescription and over the counter drugs; walk in customers shall only be permitted in the store from 6:00 a.m. to 12:00 a.m.

4. No alcoholic beverages may be sold through the drive through window.

D. Vehicular access to Wake Forest Road will be prohibited within 180 feet of the mid point of the Navaho Drive/Old Wake Forest Road intersection, and limited to right-in/right-out movements.

E. Floor area ratio of the development shall not exceed .20.

F. Building heights shall be limited to thirty feet.

G. To supplement the minimum street protective yards otherwise required by the Raleigh City Code, where there is a vehicular use area between the Wake Forest Road right-of-way and a permanent building, the streetscape shall provide a semi-opaque screen or barrier between the right-of-way and the vehicular use area. The screen or barrier may consist of plants, earthen berms, fences, walls, or any combination thereof which meets the following requirements:

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1. The screen shall occupy 75% of the length of the vehicular use area except for sidewalks and driveways which cut through the screen to connect the vehicular use area to streets and other properties. Plant material shall be at least two feet (2') tall above the ground at the time of installation, achieve four feet (4') within three years and be permanently maintained thereafter.

2. Berms may be used or installed in lieu of or in addition to plantings. If the berm does not meet the performance standards of this section, then plant materials shall be installed which bring the screen up to these performance standards.

H. Right-of-way required to be dedicated for future improvements to adjacent roadways shall qualify for reimbursement at R-4 values.