

Z-55-94 Dunn Road, south side, at its intersection with Falls of Neuse Road, being Parcel 5010, Tax Map 1729.03, Block 22, rezoned to Buffer Commercial Conditional Use District. (Comprehensive Plan is amended to approve a Neighborhood Focus at this intersection; 4.35 acres are shown for this Buffer Commercial zoning on this site)

Conditions:

1. Any development of the property shall include a pedestrian access to the property adjoining this tract on the south and/or east side.
2. The following uses shall not be permitted in the Buffer Commercial CUD District:
 - a. Utility Substations
 - b. Penal Facilities
 - c. Telecommunications Towers
 - d. Outdoor Stadiums
 - e. Parking Deck or Garage
 - f. Schools
 - g. Family or Group Care Homes or Facilities
 - h. Supportive Housing Residences
3. Right of way for Neuse River Drive (Dunn Road) will remain at R-4 values for reimbursement purposes.
4. Upon development, the rate of stormwater runoff will comply with CR 7107.