

Z-62-95 Perry Creek Road, north side, at its east intersection with Capital Boulevard, extending in part to the Neuse River. Approximately 260 acres rezoned to Thoroughfare District CUD

Conditions: (5/19/95)

1. Any development of the property will comply with the provisions of Certified Recommendation 7101 of the City of Raleigh Planning Commission regarding stormwater runoff.
2. No more than 50 acres of subject property, which shall be contiguous to the point of intersection of the northern right-of-way line of Perry Creek Road and the eastern right-of-way line of U.S. Highway #1 North shall be devoted to any combination of retail uses, hotel, or motel uses.

Such combination of uses shall be sited in such manner as not to be closer than 4000' from the west bank of the Neuse River, nor closer than 1000' from Neuse Baptist Church Road (also known as Thornton Road), nor farther than 1000' southeastwardly on Perry Creek Road from the aforesaid point of intersection.
3. Reimbursement value of any required right-of-way shall remain at values in existence for the respective parcels prior to rezoning (R-4 and Thoroughfare, respectively).
4. Dedication without reimbursement of a greenway easement extending 150 feet westwardly from the west bank of the Neuse River.
5. No portion of property can be used for the display of billboards.
6. A master plan, pursuant to City Code 10-2123, will be submitted for tracts of land designated for non-residential use which exceed fifty acres, and for any residential tracts designated for use at R-10 density or above.