

Z-29-94 Falls of Neuse Road, east side, across from Bent Tree Shopping Center, being Map 1717.05, Block 09, Parcel 8851, rezoned to Neighborhood Business Conditional Use District.

CONDITIONS:

1. No Retail use other than a furniture store will be permitted.
2. All uses allowed in the Office & Institution-3 district will be permitted.
3. No Residential uses will be permitted.
4. No building shall contain more than one story.
5. The maximum allowable building square footage is 27,000 square feet.
6. Plantings and a 100-ft. buffer will meet City Transitional Protective Yard Landscape Regulations along the entire Eastern border of the subject property (Homeowners and developers interpret this to mean "natural and undisturbed"). The only exception to this condition is for the proper alignment and installation of an entry driveway on the North end of the property.
7. A 5-ft. berm shall be built in the last 15 ft. of the buffer referred to in condition No. 4 above.
8. The top of the berm will be planted with Red Tip Photinia or other screening evergreen of this type which has a low screening foliage that grows to a height of greater than six feet.
9. No ingress or egress to the subject property from Fiesta Way, Bolero Court or Madiera Court.
10. Fence - A 6 foot chain link fence or solid wood screening type fence will be provided by developers on the rear property line of any homeowner who so desires within one year of rezoning. This applies only to adjacent homeowners.
11. For reimbursement purposes, right-of-way for Falls of Neuse Road will remain at O&I-1 value.