

Z-10-93 Lake Boone Trail and Blue Ridge Road, northwest corner, being a portion of Parcels 41 and 725, Tax Map 462, rezoned to Neighborhood Business Conditional Use District, according to map on file in the Raleigh Planning Department.

Conditions:

- 1) Uses shall be limited to those permissible in the Office and Institution-1 District plus a pharmacy and medical supply center.
- 2) Access to the property shall consist of no more than one curb cut on Blue Ridge Road one curb cut on Lake Boone Trail, and one curb cut on Lake Road substantially as shown (subject to site plan approval) on the plan submitted to the Planning Department with this Exhibit. The curb cut on Blue Ridge Road will be jointly shared with the adjoining property owner and cross access easements will be exchanged. The access to the property from Lake Road will be provided by an easement which shall be obtained from the adjoining property owner.
- 3) The building constructed upon the property shall not exceed 11,000 square feet gross with no more than 5,500 square feet gross utilized for a pharmacy and medical supply center.
- 4) The building shall consist of two stories, each no larger than 5,500 square feet gross, and shall not exceed 26 feet in height.
- 5) Unity of development criteria will be established and filed with the Planning Department which shall be applicable to this property and the medical office building to be built on the adjoining parcel to the north.
- 6) Signage shall be limited to that allowed in the Office and Institution-1 District.
- 7) Upon development the rate of stormwater runoff will comply with Certified Recommendation 7107 of the Raleigh Planning Commission.