

**Z-36-91 Capital Boulevard**, west side, at its intersection with Oak Forest Road (south side), being Parcel 60, Tax Map 382, rezoned to Business District Conditional Use District with Conservation Buffer District 40' along the western boundary.

CONDITIONS:

- a. Upon development, the rate of stormwater runoff shall comply with C.R. 7107.
- b. Adult establishments defined by Raleigh City Code Section 10-2002 shall be prohibited.
- c. A cross access opportunity will be extended to the adjacent property to the south in conjunction with any site plan approval on the subject property.
- d. Provisions will be made at the time of site plan approval for a streetyard along US 1 as required by either the City Council adopted Capital Boulevard Corridor Plan or the Landscaping Ordinance whichever is more restrictive.
- e. Access to US 1 (Capital Boulevard) shall be restricted to one driveway from this property. This shall not prohibit additional access to this property through a joint driveway with an adjacent parcel.
- f. Any development will conform to the Industrial-1 setback requirements.