

Z-57-90 Carolina Pines Avenue, north side, between South Saunders Street and Granite Street, being Parcels 449 and 747, Tax Map 605, rezoned to Neighborhood Business Conditional Use District.

CONDITIONS:

- a. No hotel/motel, "adult establishment" or kennel (for dogs and cats) shall be constructed or operated.
- b. Upon development, the rate of stormwater runoff will comply with CR 7107
- c. No more than one driveway per tax parcel (not to exceed 36 feet in width for each) shall be constructed.
- d. No eating establishment or department store shall be constructed or operated (this applies to Tax Parcel 605-747 only).
- e. Right-of-way reimbursement for Carolina Pines Avenue will remain at R-10.
- f. If the City of Raleigh acquires through condemnation right-of-way for the extension of Kirkland Road through parcel 747 within the next 7 years the land needed for the right-of-way will remain at a R-10 value.