

Z-5-90 Poole Road and Sunnybrook Road, northeast corner of the intersection, being Parcels 3A, 11, 13, 56, 120, 121 and 239, Tax Map 554, rezoned to Shopping Center Conditional Use District.

Conditions:

- A. The property owner will submit a voluntary annexation petition for all property included in the request at the time an occupancy permit for non-residential use is requested.
- B. Sanitary sewer will be extended by the property owner from the subject property's northern boundary to the Poole-Sunnybrook Road intersection at the time an occupancy permit for a non-residential use is requested.
- C. Any site plan for a non-residential use on the subject property shall call for the existing lots subject to rezoning to be resubdivided so as to close the internal loop street, and restrict the number of private access points to Sunnybrook and Poole Roads to no more than two for each thoroughfare.
- D. Adult establishments defined by Raleigh City Code Section 10-2002 shall be prohibited.
- E. Garages and filling stations otherwise permitted by Raleigh City Code Section 10-2043, shall be prohibited.
- F. Any site plan, subdivision, or master plan approval request proposed for the subject property shall be filed with the Southeast Raleigh CAC thirty (30) days prior to its submittal to the City of Raleigh. Filing with the CAC shall be accomplished by personal delivery to the duly elected chairperson of said CAC or by certified mail, return receipt requested, to said officer at his or her address listed with the City of Raleigh Planning Department.
- G. No portion of the subject property shall be occupied by a business containing more than two (2) coin activated amusement devices.
- H. Upon development, the rate of storm water runoff will not exceed that permitted by C.R. 7107.
- I. The Floor Area Ratio of any retail use on the subject property shall not exceed .15, as defined by the Raleigh City Code.
- J. The property owner will provide, without compensation, additional right-of-way necessary for 1/2 of desired cross-section for both Sunnybrook Road and Poole Road at the time a building permit for a non-residential use is requested.