

**Z-14-99 Crabtree Valley Avenue** and Edwards Mill Road, south side, being Wake County Tax Map Parcel 0795.06 49 7805. Approximately 4.4 acres rezoned to Shopping Center Conditional Use.

Conditions: (06/02/99)

1. Development upon the subject property shall comply with the provisions of CR 7107.
2. For reimbursement purposes, additional right-of-way required for Edwards Mill Road (if applicable) and Crabtree Valley Avenue (if applicable) shall remain at O&I2 values.
3. Access (vehicular) to and from the subject property shall be limited to its Edwards Mill Road frontage; provided, however, that if federal, state or local laws or regulations preclude vehicular crossing(s) of jurisdictional stream channel(s) upon the property, vehicular access shall be permitted from its Crabtree Valley Avenue frontage.
4. For so long as the properties adjacent to the west line of the subject property (PIN Nos. 0795.06 49 1345 and 0795.06 39 9646) or either of them are residentially zoned or utilized for residential dwelling purposes the transitional protective yard adjacent to said west line shall contain not less than twice the number of trees and shrubs required by Code Section 10-2082.9(e) or its successor code section.
5. At the time of site plan approval for development of the subject property there shall be dedicated to the City of Raleigh or its designee a Greenway measured perpendicularly fifty (50') feet from the center of Tributary D of Crabtree Creek (total Greenway width: one hundred {100'} feet) which Tributary runs generally in a north/south direction through the subject property. Vehicular access to and from Edwards Mill Road across this Greenway shall be permitted unless precluded as provided in Condition III.