

Z-5-98 Glenwood Avenue and Pinecrest Road, northeast quadrant of the intersection, being Tax Map 0787.13 03 9224. Approximately 2.2 acres rezoned to Neighborhood Business Conditional Use.

Conditions: (1/27/98)

For the purposes of these conditions, Tax Parcel 0787.13 03 9224 shall be referred to as the "Property".

A. Any development of the Property shall comply with Certified Recommendation 7107 of the Raleigh Planning Commission. For the purposes of this condition, the previous zoning of the Property shall be deemed to be Office and Institution District-1.

B. Along that portion of the Property adjoining US Highway 70, the streetyard and the landscaping requirements of the Thoroughfare District will be satisfied.

C. The following uses will not be permitted: garages, filling stations, motels and hotels, convenience stores, establishments offering the retail sale of gasoline, and establishments providing retail automotive services.

D. No driveway access curb cuts from US 70 and no more than one (1) driveway access curb cut from Pinecrest Road will be permitted.

E. Building setback from the proposed right-of-way of Pinecrest Road shall be a minimum of forty (40) feet.

F. The height of any building upon the Property shall not exceed three stores or 49 feet from finished grade, exclusive of mechanical equipment, parapet walls, and any elevator penthouse.

G. The use of the Property shall be limited to:

a. those uses authorized in the Office and Institution-1 District which are also authorized in the Neighborhood Business District; and,

b. uses involving the sale and service of office and business equipment, products, furniture, supplies and related items, and accessory uses.

It is provided, however, that the uses set forth in the foregoing subparagraph (b) shall not exceed a floor area gross of 45,000 square feet.