

**Z-15-90 Falls of Neuse Road**, north side, at its intersection with Strickland Road, inside the City Limits, Tax Map 303, Parcel 288, 8.26 acres, Shopping Center Conditional Use District.

Conditions:

- 1) Upon development, the race of stormwater runoff will comply with Certified Recommendation 7107 of the Raleigh Planning Commission.
- 2) Any shopping center constructed upon the property shall consist of a single structure without outparcels.
- 3) Any shopping center constructed upon the property will not have loading docks facing either Strickland or Falls of the Neuse Road; nor shall any loading dock structure be located within fifty (50) feet of any residential zoning district or residential use.
- 4) The value of extra right-of-way for the future widening of Strickland Road and Falls of Neuse Road shall be at residential values for purposes of reimbursement.
- 5) The floor area ratio for retail uses will not exceed .25.
- 6) (a) Nightclubs with the primary business of selling alcoholic beverages and (b) video arcades shall be prohibited upon the property.
- 7) At all times prior to the development of Tax Map Parcel 325/1038, any water detention facility or pond upon such parcel shall be fenced by and at the expense of the petitioner, with a chain link fence six (6) feet in height.
- 8) Ingress and egress to the property shall be provided by a street from Chateau LaPointe South Subdivision.