

**Z-94-96 Old Wake Forest Road**, west side, bordered by Navaho Drive to the south and Benson Drive (east side), being Map 1715.09 17 portions of 6007 and 7282, approximately 6.5 acres rezoned to Office and Institution-2 Conditional Use and Neighborhood Business Conditional Use.

Conditions (11/4/96):

1. Development of the property will be in compliance with City of Raleigh Planning Commission Certified Recommendation No. 7107.
2. Development of the property will exclude: highway retail, convenience retail, eating establishments with drive-through or drive-in service, adult establishments, mini-warehouse storage, air fields, landing strips, utility substations, and water or sanitary sewer treatment plants, as these terms are defined by the City of Raleigh zoning ordinance as the same may be from time to time amended.
3. Vehicular access to Wake Forest Road will be restricted to a single right-in/right-out drive at least 180 feet north of the mid point of the Navaho Drive/Old Wake Forest Road intersection.
4. Floor area ratio of the Neighborhood Business development shall not exceed .20. Floor area ratio of the O&I-2 development shall not exceed 1.0.
5. Building height on the Neighborhood Business property shall not exceed 30 feet measured from finished ground elevation.
6. To supplement the minimum street protective yards otherwise required by the Raleigh City Code, where there is a vehicular-use area between the Wake Forest Road right-of-way and a permanent building, the streetscape shall provide a semi-opaque screen or barrier between the right-of-way and the vehicular use area. The screen or barrier may consist of plants, earthen berms, fences, walls, or any combination thereof which meets the following requirements:
  - a. The screen shall occupy 75% of the length of the vehicular use area except for sidewalks and driveways which cut through the screen to connect the vehicular use area to streets and other properties. Plant material shall be at least two feet (2') tall above the ground at the time of installation, achieve four feet (4') within three years and be permanently maintained thereafter.
  - b. Berms may be used or installed in lieu of or in addition to plantings. If the berm does not meet the performance standards of this section, then plant materials shall be installed which bring the screen up to these performance standards.
7. Right-of-way required to be dedicated for future improvements to adjacent roadways shall qualify for reimbursement at R-4 values.