

Z-93-97 Trinity Road, north side; Wade Avenue extension, south side, and Edwards Mill Road Extension, east side being Tax Map Parcel 0784.09 27 0312. Approximately 80.7 acres rezoned to Thoroughfare District Conditional Use.

Conditions: (8-29-97)

A. All development on the property will be subject to Raleigh City Council site plan approval and may include:

1. Stadium, field house and ancillary and accessory uses, as the same may be from time to time modified, enlarged, expanded and/or replaced.
2. Outdoor recreation, sports facilities, stadiums, playing and practice fields, and associated structures and uses.
3. Entertainment and Sports Arena Complex (Regional facility/N.C.G.S. 160A-480.2) and ancillary and accessory uses, as described in PA-10-93, approved by the Raleigh City Council on July 6, 1993, as the plan may be from time to time amended by the property owner in conjunction with the (City of Raleigh).
4. Commercial and noncommercial, public and private, parking lots and parking structures, motor pools.
5. Agricultural uses, including forestry, research farms, wildlife sanctuary.
6. Governmental and nongovernmental recreation, profit and nonprofit, indoor and outdoor, except for rifle/pistol ranges.
7. Institution, civic, including art galleries; churches, synagogues, religious education buildings; assembly halls; fire and police stations and other emergency facilities; hospitals, government buildings and grounds; museums; public or private schools, including elementary, middle, high, college and university; technical and vocational institutes; day-care centers; veterinary hospitals with kennel/cattery; and orphanages.
8. Office and institution uses and development satisfying the height, floor area ratio, setback and yard space requirements for the O&I-1 zoning district.
9. Retail as an ancillary and/or accessory use to Carter-Finley Stadium or the "Regional Facility" described in N.C. G.S.160A-480.2.
10. Hotels developed as an ancillary and/or accessory use to Carter-Finley Stadium or the "Regional Facility" described in N.C.G.S.160A-480.2, which shall not directly access Trinity Road or Wade Avenue. The term "Regional Facility" is defined in N.C.G.S.160A-480.2.

B. The following uses, otherwise permitted in Thoroughfare District, will not be allowed on the subject property:

1. Shopping centers, shopping areas
2. Automotive service and repair facilities
3. Manufacturing and warehousing/distribution center, mini-warehouse facilities
4. Food store - retail or grocery stores
5. Adult establishments
6. Sale of fireworks
7. Retail uses with curbside or drive-through service
8. Landfill
9. Automotive auctions or sales

C. Vegetative buffers will be maintained within the 100-year floodplain of Richland Creek as shown on a plat entitled Centennial Authority Entertainment and Sports Arena, 4/22/97, revised 6/13/97, recorded in Book of Maps 1997, Page 1042, Wake County Registry (minimum 75' on each side of the top of the creek bank, and at no point less than 150' in total width) pursuant to guidelines established by the Raleigh City Manager or his designee. Buffers will remain undisturbed except for: streets, driveways, bridges, sidewalks, pedestrian trails, storm drainage facilities, erosion control devices, electric, telephone, cable television and similar installations (fiber optic cable, etc.) gas and/or water, sanitary sewer installations, and similar utilities approved by the appropriate local government authority. Any such construction shall be designed and undertaken so as to create as little disturbance of the buffer areas as possible while still honoring public service, health and safety requirements. For example, co-locations of utilities in an oblique crossing of the buffer will be encouraged. Any buffer area disturbed will be restored by planting a mixture of native hardwood and pine seedlings to create an urban forest condition, the standard(s) for which shall be approved by the Raleigh City Manager or his designee. A greenway easement for Loblolly Trail will be provided to the City of Raleigh. A minimum of twenty (20) public parking spaces will be maintained accessible to the Loblolly Trail greenway, at all times. Access to and location of parking spaces will be approved by the Raleigh City Manager or his designee.

D. Development of the subject property will be done in a manner supporting and promoting mass transit operations. The property owner will consult regularly with area local governments, the Triangle Transit Authority, and North Carolina State University as regional transit plans are developed and implemented. Accommodation will be provided on site for a connection to the proposed Triangle Transit Authority fairgrounds station.

E. Any site plan approval request for the subject property shall, concurrently with its filing with the City of Raleigh, be deposited in the US Mail, postage prepaid, return receipt requested, addressed to the chairperson of the West CAC at the address provided by the City of Raleigh Planning Department.