

Z-115-97 Glenwood Avenue and West Lake Anne Drive, at its northeastern intersection, being Tax Map 0777.04 93 7662. Approximately 1 acre rezoned to Neighborhood Business Conditional Use.

Conditions: (12/9/97)

A. All development will comply with Certified Recommendation 7107 for stormwater management.

B. Reimbursement: for additional right-of-way for Glenwood Avenue shall be calculated at the existing Conservation Management and Residential-4 zoning rates.

C. The following uses shall not be permitted:

- a. Outdoor recreational commercial facilities.
- b. All residential uses listed on the Schedule of Permitted Lane Uses in Zoning Districts except for an accessory use caretakers apartment.
- c. Adult establishments, nightclubs, bars, taverns and lounges.
- d. Eating establishments with drive-up, drive-in or drive through service, convenience store with or without gasoline sales.
- e. Kennel or cattery.
- f. Automotive sales, automotive rental service, automotive repair facility.
- g. Outdoor display, storage or sales.
- h. Bank, mini-storage units, movie theater, manufacturing and retail sales general and retail sales highway uses listed on the Schedule of Permitted Land Uses in Zoning Districts.

D. The architectural style and materials used shall be similar to each other for all buildings and to all building on the parcels defined in Z-35-97. All roofs visible from public right-of-way shall be shingled of similar material and color range. Brick shall account for at least 40% of the exterior facades, not including fenestration or roof areas. Maximum building height shall be forty.

E. The owners shall be allowed to clear and grade the entire frontage of the NB CUD parcel fronting on Glenwood Avenue as set by the grading limits for any widening required by the NCDOT and the City of Raleigh. Along this disturbance the owner must install replacement landscaping to SHOD-4 standards.

F. No driveway access shall be permitted onto Lake Anne Drive.

G. The hours of operation for any Restaurant placed on the subject property of this zoning shall be from 6:00 A.M. to 2:00 A.M. the following day.

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H. All light fixtures located on the subject lot shall be limited to a height limitation of 15 feet and shall be located such that the light direction of the glare and fixtures shall be directed away from the residential uses.

I. There shall be a minimum 150 ft. building setback from the Lake Anne Drive right-of-way.

J. All dumpsters and refuse containers shall be setback 150 ft. from Lake Anne Drive right-of-way and screened with a solid masonry or wooden enclosure. These shall only be emptied between the hours of 7:00 A.M. and 7:00 P.M.

K. There shall be a 60' wide buffer measured parallel to Lake Anne Drive right-of-way. No vehicular surface areas or buildings shall be permitted in said buffer. Disturbance of the buffer shall be limited to supplemental plantings, routine landscape maintenance and the installation of stormwater drainage facilities. Such drainage facilities shall be located within the first twenty (20) feet of the southern portion of the buffer adjacent to Winchester Drive. Any structures located within the buffer prior to the date of approval of this zoning case shall be permitted to remain and be maintained.

L. Grant a 60 foot wide permanent easement as measured from and parallel to the Lake Anne right-of-way to the Lake Anne Homeowners Association for landscaping, access and the existing sign to remain, maintenance, within thirty (30) days after the approval of this zoning case (A-115).