

Z-37-92 Wake Forest Road, west side, north side of Millbrook Road, being a portion of Parcel 218, Tax Map 409 rezoned to Neighborhood Business Conditional Use according to map on file in Planning Department.

CONDITIONS:

1. Uses Allowed: All uses permitted in the O&I-1 district plus a bakery with related sales shop and or eating establishment. No drive through service will be allowed.
2. Floor Area Ratio: A .75 maximum floor area ratio will be applied to this site.
3. Building Lot Coverage: A 25% maximum building lot coverage will be applied to this site.
4. Building Height: No structures greater than forty-five (45) feet high will be allowed.
5. Yards: The minimum district yard setbacks will be the same as required for O&I-1 except corner yard requirements which must comply with neighborhood business regulations.
6. Access: No more than one (1) vehicular access point from Millbrook Road. No more than one (1) vehicular access point from Old Wake Forest Road.
7. Landscape Buffers: Along the western property line adjacent to Brown-Wynne Funeral Home and the Office Condos.
 - For the first 100 feet from Millbrook Road a 10' foot landscape buffer will be provided, the last 50' feet of this buffer will be planted with a double row of wax myrtle plants (min. 48" high) 5' on center. Existing vegetation will be retained in this buffer.
 - For the next 100' (100' - 200' from Millbrook Road) a 20-foot landscape buffer will be provided. Existing vegetation supplemented with wax myrtle will be retained in this buffer, except along the eastern 10' where Leyland cypress (min. 8' high) will be planted 8' on center along the last 70' of this strip.
 - For the next 50' (200' - 250' from Millbrook Road) a landscape buffer varying in width from 20' to 40' will be provided. Existing vegetation will be retained in this buffer, except along the eastern 10' where Leyland cypress (min. 8' high) will be planted 8' on center.
 - For the next 50' (250' - 300' from Millbrook Road) a landscape buffer 40' wide will be provided. Existing vegetation will be retained in this buffer except along the eastern 10' where Leyland cypress (min. 8' high) will be planted 8' on center.
8. Along the Millbrook Road frontage, a 15' streetscape buffer will be provided.

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9. Along the Old Wake Forest Road, a 25' streetscape buffer will be provided.

10. A cross easement (for vehicular circulation) 24' wide will be provided to the property immediately west on Millbrook Road (Brown Wynne Funeral Home) at such time as requested by the City of Raleigh.