

Z-9-93 Pleasant Valley Road, south side, between U. S. 70 West and Deblyn Avenue, being Parcels 13, 861, 858, and a portion of 859, Tax Map 377, approximately 10.5 acres rezoned to Shopping Center Conditional Use District, according to map on file in the City of Raleigh Planning Department.

CONDITIONS:

- 1) There will be a transitional protective yard Type A adjacent to the residential properties along the eastern boundary, adjacent to Parcels 83, 367 and 895, Tax Map 377. This transitional protective yard will be no less than fifty (50) feet in width.
- 2) The subject property will not be utilized for dwellings, congregate care, or congregate living structures.
- 3) Maximum building height for entire property to be three stories (36 feet).
- 4) A fifty (50) foot protective yard meeting the landscaping requirements for a fifty (50) foot Thoroughfare yard shall be provided along the entire frontage along Pleasant Valley Road.
- 5) A tree inventory and preservation plan to protect and preserve trees five (5) inches or more in caliper shall be submitted to the City of Raleigh at site plan approval submission.
- 6) Upon development of new building area or modification increasing gross building area of existing buildings, the development shall comply with CR 7107.