

**Z-61-93 Old Wake Forest Road Extension**, north side, between Capital Boulevard and Fox Road, being Map 1727.20, Block 81, Parcel 6589, approximately 50 acres west of the intersection of Fox Road and Wake Forest Road rezoned to Thoroughfare District Conditional Use with revised conditions dated April 6, 1994.

Conditions:

A. All thoroughfare district uses shall be permitted except for the following which shall be prohibited:

1. Adult establishments otherwise permitted by Code Section 10-2144;
2. Airfields, landing strips or heliports;
3. Coal yards, lumber yards or lumber mills;
4. Electrical generating plants;
5. Commercial uses defined as highway oriented retail or convenience retail pursuant to Code Section 10-2071.

B. Upon development, the rate of stormwater runoff will comply with CR 7107.

C. As a supplement to other requirements of the Thoroughfare District, a master plan for this site shall be submitted to and approved by the Raleigh City Council prior to the beginning of any land disturbing activities. Master plan is defined in Code S10-2057 (g)(3).

D. As a supplement to other yard spaces and transitional protective yards required by the Raleigh City Code, a minimum fifty (50) foot wide landscaped buffer shall be established and maintained along the length of the site's common line with Wake Forest Road Extension. This buffer shall not prohibit vehicular access to and from the site via Wake Forest Road Extension. Vegetation in the buffer area shall be of sufficient height and intensity to screen the view of parked cars and buildings from the following parcels: PIN 1727.20 90 4861, PIN 1727.20 90 3675, PIN 1727.20 90 6859 and PIN 1727.20 90 3774. Standards for the buffer and a landscape plan shall be prepared as a part of the master plan process.

E. A fifty (50) foot wide greenway easement shall be dedicated to the City of Raleigh along the banks of Tributary A of Perry Creek as it traverses the site.

F. Right-of-way for the construction of "The Northern Wake Expressway shall remain at Residential-10 value for reimbursement purposes. Further, no structure will be located within the reserved right-of-way.