

Z-113-97 Rogers Lane, eastern end, south of US 64 East, north of Crabtree Creek, being Tax Map 1733.06 48 2306. Approximately 94.6 acres rezoned to Planned Development Overlay District.

Conditions: (12/10/97)

A. No development shall take place on the property described in Section D of this application except in general accordance with the Master Plan, and amendments thereto, and accompanying conditions approved by the City Council. However, if the Master Plan is never implemented, the existing underlying zoning district shall control.

B. Comply with the City of Raleigh Stormwater Policy CR-7107.

C. Reimbursement rate shall be based on Residential-4 values.

D. Uses allowed in the (C-1) Commercial Area shall be all uses allowed in the Neighborhood Business (NB) District excluding the following:

1. Manufacturing
2. Adult Establishments
3. Telecommunication Tower
4. Outdoor stadiums and theatres
5. Transitional housing
 - Emergency Shelter A
 - Emergency Shelter B
 - Religious Shelter Unit
6. Correctional Facility
7. Crematory
8. Exterminating Services
9. Retail Sales - Highway

E. Rogers Lane relocation: Preserve the existing trees within the 20' street yard of Rogers Lane relocation that are not impacted by cut or fill for road construction.