

Z-2-12 – Rock Quarry Road, Conditional Use - located on the south side, of its intersection with Interlock Drive, being Wake County PIN(s), 1732017476. Approximately 1.17 acre(s) is rezoned from to Residential-4 & Neighborhood Business Conditional Use District to Neighborhood Business Conditional Use District.

Conditions Dated: 04/26/12

1) Conditional Use Zone Requested: Neighborhood Business – CUD

2) Narrative of conditions being requested:

1. Maximum Building Floor Area Gross is 6,600 square feet.
2. Prior to the issuance of any building permit for the property or subdivision of the property, whichever event first occurs, the property owner shall convey to the City of Raleigh a transit easement on Rock Quarry Road measuring twenty (20) feet by fifteen (15) feet. The location of the easement shall be approved by the City of Raleigh Public Works Department Transit Program, and the City Attorney shall approve the transit easement deed prior to recordation. Further, upon request by the Transit Program, the property owner shall provide a transit bench and/or shelter at such time as the transit stop meets minimum ridership thresholds, or pay a fee in lieu equivalent to the cost of such improvements.
3. All lighting fixtures shall be of full-cutoff design. Free standing lighting poles shall be a maximum of twenty-five (25) feet in height.
4. Prior to building permit issuance or subdivision of the property, whichever event first occurs, an offer of Cross-Access shall be provided to the adjacent properties to the East (Deed Book 1623/Page 75, and West (Deed Book 13483/Page 187). Provision of both vehicular and pedestrian cross-access shall be required.
5. Prior to issuance of a certificate of occupancy, a minimum 30 foot wide transitional protective yard shall be provided adjacent to any residentially zoned property that contains a detached or attached dwelling unit (with the exception being any future point of cross-access).
6. Any ground mounted signs shall consist of a low profile design.
7. All structures on the property shall be limited to a maximum height of twenty-five (25) feet. The roof(s) shall present a pitched appearance, with a minimum slope of 3:12.
8. The following uses shall be prohibited:
 - a) Free-Standing Pharmacy/Drug Store Uses.
 - b) Bars, Pool Halls, Nightclubs, Taverns and Lounges. Notwithstanding the foregoing, Restaurants, as defined in G.S. 18B -1000(6), shall be allowed.
 - c) Automotive service and repair facilities (not to exclude a retail auto parts store).
 - d) Vehicle Sales/Rental.
 - e) Drive-Through Eating Establishments.
9. Building materials and colors, and building signage, shall be consistent with those approved under site plan SP-35-2008 for the development of the property to the West (Deed Book 13483/ Page 187). Site building(s) shall be oriented such that the main entrance(s) face(s) Rock Quarry Road, and designed such that all elevations shall exhibit

Ordinance: 45ZC672

Effective: 5-1-12

only the same materials and colors as are exhibited on the street-facing side. Any service areas shall be screened from view by opaque walls of the primary façade material and color provided on the rest of the building, with the exception that any enclosure gates may be of opaque metal or wood construction, of color or finish matching the building.