Z-11-11 Franklin Street – is located on the north side of Franklin Street, east of its intersection with North Blount Street, being Wake County PINs, 1704-82-0794, 1704-82-1800, 1704-82-1806, 1704-82-1902, 1704-83-1928, 1704-83-1043, and 1704-82-2908. Approximately 1.34 acres are to rezone property from Shopping Center Conditional Use to Shopping Center Conditional Use with amended conditions.

**Conditions Dated: 8/1/11**

**Narrative of conditions being requested:**

**A. The following uses shall be prohibited:**

- Forestry
- Wildlife Sanctuary
- Commercial Indoor Recreation Use
- Riding Stable
- Outdoor Stadium, Theater, Amphitheater, or Racetrack
- Residential Institutions
- Guest House
- Rest Home
- Emergency Shelters
- Cemetery
- Correctional or Penal Facility
- Crematory
- Funeral Home
- Government Building
- Hospital
- Monastery or Convent
- Orphanage
- Veterinary Hospital
- Adult Establishment
- Bank
- Bar, Nightclub, Tavern, Lounge
- Beauty, Nail and Manicure, Cosmetic Art, Barber Shop
- Radio and Television Studio
- Dish Antenna (except antennas one meter (39.37 inches) or less in diameter)
- Telecommunications Tower
- Telegraph Office
- Dance, Recording, Music Studio
- Eating Establishments — All Kinds
- Exterminating Service
- Retail Food Store
- Hotel and Motel
- Kennel and Cattery
- Movie Theater
Post Office
Retail Sales — All Kinds
Shopping Area and Shopping Center
Manufacturing — All Kinds
Mini Warehouse Storage Facility
Reservoir and Water Control Structures
Landfill
Airfield, Landing Strip, and Heliport
Transit Station (except bus stops)
Taxicab Stand and Dispatch Stand
Power Plant
Utility Services (except roads, sidewalks, meters, pipes, hydrants, traffic control, cablevision, and telephone and their appurtenances as well as any existing railroad tracks, transmission lines, transformers, and distribution lines)
Automotive Service and Repair Facilities
Car Washes

B. The following conditions shall be applicable to all permitted uses and development, except for (i) General Agriculture, (ii) Restricted Agriculture, (iii) Fish Hatchery and Fish Farm, (iv) Research Farm, (v) Camp, (vi) Christmas Tree, Greens, Ornamental Outdoor Display Area Sales, and (vii) Plant Nursery, Fruit and Vegetable Stand:

1. Prior to final site plan approval or recording of a subdivision plat, whichever occurs first, a Unity of Development Plan approved by the City of Raleigh will be submitted to assure complementary signage, architectural style, and construction materials.

2. Number of Dwelling Units shall not exceed 26.

3. Buildings will be limited to a maximum height of 50 feet.

4. Free Standing Exterior light fixtures shall be uniform and not exceed 18 feet. Any new street or area lighting shall have uniform poles and fixtures.

5. Buildings shall be located within twenty-five (25) feet of the back-of-curb.

6. All surface parking and loading for the site shall be located to the side or rear of the buildings.

7. Street level structured parking shall be screened by a combination of planters, plantings, decorative features and building elements. Minimum height of combined screening elements shall be 4 feet.
8. Development shall include a publicly accessible plaza of at least 300 square feet.

9. Public Plaza shall include a minimum of one bike rack, one bench (minimum length of sixty (60) inches), one trash receptacle, and two 2.5-inch caliper trees.

10. Public Plaza shall be located within 10 feet of buildings and connected to adjacent sidewalks.

11. Public Plazas shall be wrapped on at least 2 sides by a building facade.

12. A minimum of 2 points of pedestrian access and a minimum 5 foot wide sidewalk shall be provided along both Blount St. and Franklin St. prior to issuance of Certificate of Occupancy. Pedestrian accesses shall be constructed with a material comparable to either the sidewalk or Public Plaza.

13. Cross-access will be provided to the 7 parcels in this petition in the event that they are recombined into a single parcel prior to site plan approval or subdivisions, or lot recordation, or issuance of building permit, which ever shall incur first.