

Ordinance 736ZC646
Effective 5-18-10

Z-8-10 Conditional Use – Cross Link Road - located on the west side, at intersection with Dandridge Drive, being Wake County PIN 1712270049. Approximately 1.18 acres rezoned to Neighborhood Business Conditional Use District.

Conditions Dated: 05/11/10

Narrative of conditions being requested:

1. All outdoor lighting fixtures shall be cut-off design and directed away from all adjacent residential properties.
2. The following allowable uses shall be prohibited:
 - Automotive service and repair facility
 - Bar, nightclub, tavern, lounge
 - Civic/Convention center
 - Day care facility (child or adult)
 - Hotel/Motel
 - Movie theater - indoor and outdoor
 - Parking lot, parking deck, parking garage including motor pool (principal or commercial use)
 - Recreational indoor use
 - Schools, all types
 - Utility service and substation
 - Any drive-through facility
 - Business or portions of businesses conducted in whole or in part outside the building
3. Buildings shall be limited to a maximum height of 24 feet, as calculated under Sec. 10-2076(b).
4. The building mass for the subject property shall be not more than two stories in height. The exterior building materials, except for any window, door or roof, shall be brick or masonry, EIFS, clapboard siding, singly or in combination. The roofs shall be sloped between 4/12 and 12/12 slope. Fenestrations (windows and/or doors) shall be provided on all sides of the structure(s).
5. The ground-mounted signage shall not exceed 3 1/2 feet in height.
6. The subject property shall be limited to no more than one driveway access onto Cross Link Road and no access to Dandridge Drive.
7. Prior to lot recordation or the issuance of any building permit, whichever shall

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first occur, the owner of the property shall deed to the City a transit easement measuring twenty feet (20') long by fifteen feet (15') adjacent to the public right-of-way of Cross Link Road to support a bus stop for future transit services in the area. The location of the transit easement shall be reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry.

8. The subject property shall be limited to a maximum of 4,000 square feet additional retail and office square footage. Since the existing building comprises 3,600 square feet; the maximum combined retail and office square footage permitted on the subject property shall be 7,600 square feet.
9. The non-administrative site plan approval process shall be required for development of the Property.