

Z-8-13 – Leesville Church Road located on the northside, northwest quadrant of its intersection with Leesville Road Approximately 2.78 acres are to be rezoned from Residential-4 w/SHOD-1 to Shopping Center Conditional Use District w/SHOD-1.

Conditions Dated: 2/12/13

Narrative of conditions being requested:

A. The following uses otherwise permitted in the Shopping Center zoning district shall be prohibited:

1. Automotive Service and repair facility
2. Bar, Nightclub, lounge, tavern
3. Civic Convention Corner and Assembly Hall
4. Correctional/penal facility (governmental and non-governmental)
5. Crematory
6. Eating establishment with drive-thru or drive-in service
7. Funeral Home
8. Monastery or Convent
9. Orphanage
10. Adult establishment
11. Kennel/cattery
12. Movie theater (Indoor or outdoor)
13. Plant nursery, fruit mid vegetable stand
14. Retail sales- Highway
15. Mini warehouse storage facility
16. Landfills (All types)
17. Airfield, landing strip and heliport; and
18. Freestanding telecommunication towers

B. The total amount of retail square footage permitted on this property shall be limited to a maximum of 15,000 square feet of building gross floor area. Retail use permitted defined as all retail sales listed in the Schedule of Permitted Land Uses in Zoning Districts (Sec. 10-2071) not otherwise prohibited.

C. Upon development of offer of Cross-Access will be provided to the adjacent property to the east (PIN # 0778959985, DB 12877, Pg, 1491).

D. The maximum front yard setback should be 25 feet,

E. The property owner(s) shall record with the Wake County Register of Deed, a covenant allocating retail square footage in each lot, within forty five days following the effective date of this Zoning ordinance that establishes Shopping Center Conditional Use. The allocation covenant must be approved by the City Attorney prior to its recordation.