

STONE'S WAREHOUSE SUBDIVISION S-12-2016



0 245 490 Feet

Zoning: **IX-3-UL-CU,**
NX-3-UL-CU

CAC: **South Central**

Drainage Basin: **Walnut Creek**

Acreage: **1.99**

Number of Lots: **17**

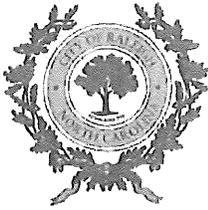
Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Transfer
Development Co**

Phone: **(919) 606-2905**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY	
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>4603534</i> Assigned Project Coordinator <i>Shankle</i> Assigned Team Leader <i>Romello</i>	
* May require Planning Commission or City Council Approval		** Legacy Districts Only	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name Stone's Warehouse (Transfer Company)			
Proposed Use Mixed Use - Retail, Food Production, Restaurant and Townhomes			
Property Address(es) 500 East Davie Street, 419 South East Street, 400 Chavis Way			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 1703971116, DB9881/PG1321	P.I.N. Recorded Deed 1703971002, DB5574/PG321	P.I.N. Recorded Deed 1703972131, DB6114/PG257	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. Subdivision Plan includes 15 proposed townhomes and existing buildings, is not exempt under 10-2132.2.a and is not one of the uses listed under 10-2132.b that would require other than an administrative review.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A		
CLIENT (Owner or Developer)	Company Transfer Development Company o/b/o City of Raleigh		Name (s) Jason Queen
	Address 207 Fayetteville Street, Suite 200, Raleigh NC 27601		
	Phone 919.606.2905	Email jqueenone@gmail.com	Fax N/A
CONSULTANT (Contact Person for Plans)	Company Mulkey Engineers & Consultants		Name (s) Michael Allen
	Address 6750 Tryon Road, Cary NC 27513		
	Phone 919.858.1888	Email mallen@mulkeyinc.com	Fax 919.851.1918

8/28/18
836-4800

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) IX-3-UL-CU / NX-3-UL-CU	Proposed building use(s) Mixed Use / Townhomes
If more than one district, provide the acreage of each IX: 1.12 ac, IX: 0.378 ac NX: 0.488 ac	Existing Building(s) sq. ft. gross 26,902 com
Overlay District N/A	Proposed Building(s) sq. ft. gross 15,900 com / 34,620 res
Total Site Acres 1.99 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 77,422 Total GSF
Off street parking Required 0 Provided 52 (shown for reference only)	Proposed height of building(s) <40'-0", 3 stories
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A- TBD	Building Lot Coverage percentage 51.7% (site plans only)
CUD (Conditional Use District) case # Z- 25-14	

Stormwater Information

Existing Impervious Surface acres/square feet 1.24 acres / 54,014 sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 1.80 acres / 78,408 sf	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The Townhomes and subdivision plan is part of the Stone's Warehouse Project introduced in early 2014 through a City of Raleigh RFP Process that was awarded to Transfer Development Company based upon a proposed mixed-use program involving food production, retail and townhomes. The site was rezoned (Z-25-14) to align with the UDO and is consistent with the policies of the Comprehensive Plan 2030. The plan conforms to all conditional uses set forth in the rezoning.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

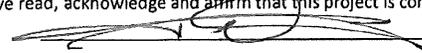
1. Total # Of Townhouse Lots Detached N/A Attached 15	11. Total number of all lots 17
2. Total # Of Single Family Lots N/A	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units N/A	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots N/A	b) Total number of Single Family Lots
6. Total Number of Hotel Units N/A	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 15	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br <input checked="" type="checkbox"/> 3br <input checked="" type="checkbox"/> 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 15units / 0.488 acres	f) Total Number of Phases
10. Total number of Open Space (only) lots 0 , through shared access agreements	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

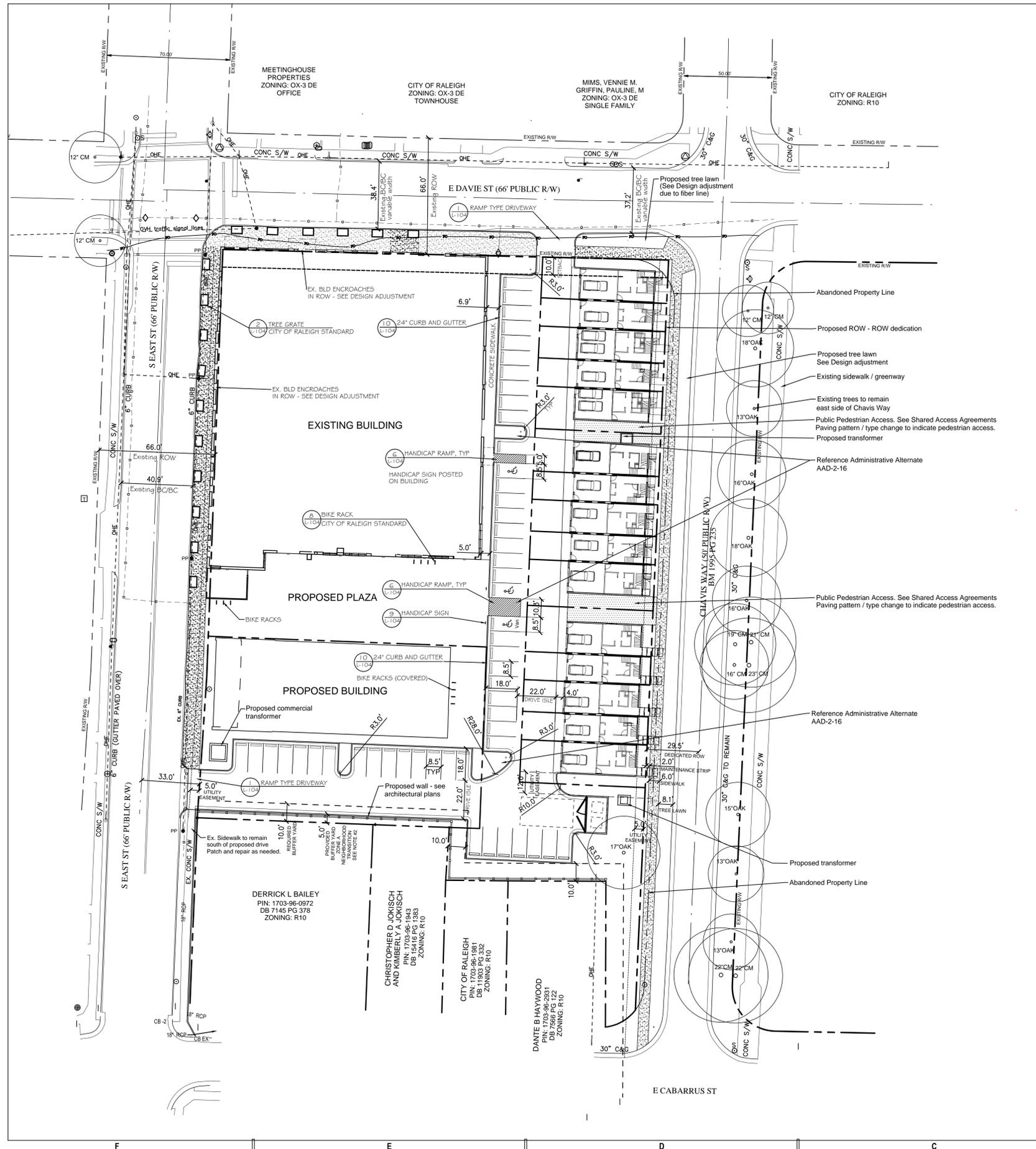
I hereby designate Michael Allen to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 2/25/16

Signed _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan <i>Exception</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



Development name: Stone's Warehouse
 Street address: 500, 512 E. Davie Street, 419 S. East Street
 Wake County Property Identification number: 1703971116, 1703972131, 1703971002

Zoning District(s): IX and NX
 Existing Use: Vacant
 Proposed Use: Mixed Use - Light Industrial and Residential
 Proposed Off-street parking: Based on Urban Limited modifications per UDO Sec 7.1.3 C for Urban Frontage

Total Site Acres: 2.02 acres gross, 1.99 after ROW dedication (Chavis Way)

Existing Warehouse: 26,902 sf - 10,000 sf EXEMPT - 1/500sf required = 33.8 or 34 spaces (1 HC, 1 HC Van)
 New Commercial: 15,900 sf - 6,900 sf EXEMPT = 9,000sf @ 1/500sf required = 18 spaces (1 HC)
 Required off site parking: 52 spaces, including 3 handicap spaces
 Provided off site parking: 52 spaces, including 3 handicap spaces

Open Space: 10% of site gross square feet
 10% of 86684.4sf (1.99ac) = 8,668 sf of amenity space
 Public Plaza = 7,832 sf
 Pedestrian Access (public) between townhome buildings = 1,168 sf
 Total Open Space Provided: 9,000sf

Owner/Developer:
 Name(s): Transfer Company
 Address: 207 Fayetteville Street, Suite 200
 Raleigh, NC 27601

Person to contact regarding staff comments or questions about the plans:
 Name: Kimberly Wicker, RLA Coaly Design
 Address: 537 E. Martin Street Raleigh, NC 27601
 Telephone: (919) 539-0012
 E-mail address: kimberly@coalydesign.com

- ### Layout Plan Notes
- This site was approved for a rezoning on October 7, 2015, 2-25-14. Parcels are now zoned NX-3-UL-CU and IX-3-UL-CU. The current use of the site and building(s) is vacant.
 - This site is a Variance by the Board of Adjustment for the Protective Yard along the south property line. See architectural drawings for showings related to the variance.
 - All dimensions are to edge of pavement, property line, or parking strip, unless otherwise noted.
 - All details shall be constructed in strict compliance with these drawings.
 - No sight triangle obstruction or partial obstruction such as a wall, fence, foliage, berming, parked vehicles or sign, between the heights of twenty-four (24) inches and eight (8) feet above the curb line elevation, or the nearest traveled way if no curbing exists, shall be placed within a sight triangle of a public street, private street, or driveway contained either on the property or on an adjoining property.
 - Please contact Landscape Architect with any field changes or deviations in plans prior to construction.
 - All proposed asphalt/concrete to meet existing flush.
 - Ramp type driveway detail proposed for the installation of a curb cut / driveway access to the parking area off East and Davie Streets.
 - All existing power poles to remain along East Street.
 - Long term bicycle parking will be provided in the rear of the proposed commercial building. Short term bike parking will be provided in the plaza area.
 - Protective yard wall details and trash enclosure details provided on architectural sheets.
 - Handicap sign will be placed on the facade of the existing building in front of the handicap space.

BICYCLE CALCULATIONS	SHORT TERM	LONG TERM
SHOP		
LIGHT INDUSTRIAL (CHOCOLATE)		
4,694SF @ 1 SPACE PER 40,000 GSF (MIN4)	---	0.117
RESTAURANT (PATISSERIE)		
800 SF @ 1 SPACE PER 50,000 GSF (MIN 4)	0.016	0.032
LONGTERM @ 1 SPACE PER 25,000 GSF (MIN 4)		
LIGHT INDUSTRIAL (PRODUCTION / BOH)		
3,917 SF @ 1 SPACE PER 40,000 GSF	---	0.98
WAREHOUSE		
RETAIL		
9,907 SF @ 1 SPACE PER 5,000 GSF (MIN 4)	1.98	---
INDOOR RECREATION (COMMUNITY HALL)		
6,590 SF @ 1 SPACE PER 5,000 GSF (MIN 4)	1.32	---
NEW COMMERCIAL		
RETAIL (GROCERY)		
6,900 GSF @ 1 SPACE PER 5,000 GSF (MIN 4)	1.38	---
RESTAURANT (CAFE)		
2,100 GSF @ 1 SPACE PER 50,000 GSF (MIN 4)	0.42	0.84
LONGTERM @ 1 SPACE PER 25,000 GSF (MIN 4)		
INDOOR RECREATION (EVENT CENTER)		
6,900 SF @ 1 SPACE PER 5,000 GSF	1.38	---
SUBTOTAL	6.496	1.969
TOTAL REQUIRED	7	4
TOTAL PROVIDED		11

CLEARSCAPES
 ARCHITECTURE + ART

311-200 W. Martin Street
 Raleigh, NC 27601

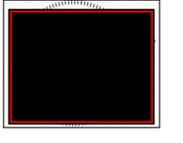
919.821.2775
 919.821.0804 fax
 artarc@clearscapes.com

CONSULTANTS

Civil Engineer
 Mulkey Engineers
 6750 Tryon Road
 Cary, NC 27518
 919.836.4800

MEP Engineer
 Sigma Engineered Solutions
 2100 Gateway Center Blvd.
 Morrisville, NC 27650
 919.840.9300

Landscape Architect
 Coaly Design, PC
 537 E. Martin Street
 Raleigh, NC 27601
 919.539.0012



SEALS

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL
 2015/12/18

PROJECT

STONE'S WAREHOUSE

REVISIONS

NO.	DATE OF REVISION	DESCRIPTION
1	2015/12/18	Per City Comments / 2/24/16

PROJECT DATA

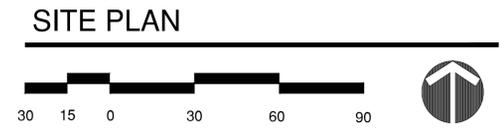
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 CHECKED: KJW
 FILENAME: Stone's Base
 PROJECT NO: 202015_0020
 PRINTING:

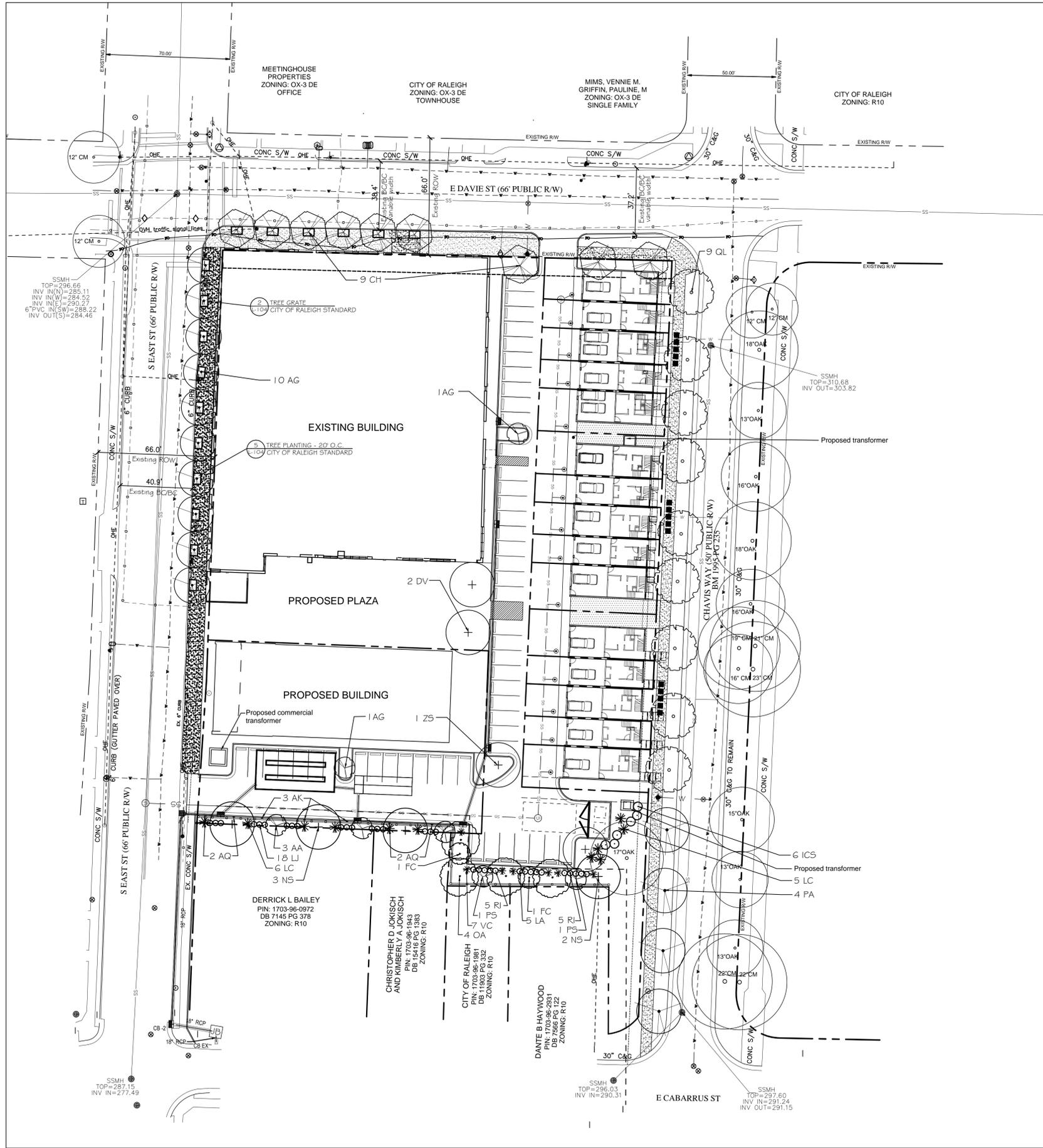
SHEET DATA

SITE PLAN

SHEET NO.

L-102





PLANTING NOTES:

- All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
- Plant locations to be approved in field prior to installation.
- Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
- Establish plant bed configurations. Landscape Architect to approve bed layout in field.
- Install plants and mulch beds with 4" of hardwood mulch.
- Landscape Contractor to maintain plant materials for a one year period following substantial completion.
- Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.
- Street trees to be 3" or greater caliper at installation.
- Landscape plan minimum City of Raleigh requirements only.
- All plant material can be locally sourced at Pender Nursery, Inc, Garner, NC.
- All plant material is drought tolerant.
- Contractor to provide initial watering in of plant material and trees. Contractor to water trees in the ROW for 2 years. After which, the City of Raleigh Parks and Rec department will provide water.
- Contractor to provide 20 gallon TreeGator Bags, or approved equal, from April to October. One bag per tree. (32 Street Trees)

City of Raleigh Planting Requirements:

- VEHICLE SURFACE AREA:**
Required: 1 TREE / 10 parking spaces
- STREET TREES:**
 - EAST STREET:** Required 20.0' O.C. - overhead power lines
Provided: 10, 3" caliper Paperbark Maples
No trees indicated where utilities conflict
 - E. DAVIE STREET:** Required 20.0' O.C. - overhead power lines
Provided: 9, 3" caliper Hornbeams
No trees indicated where utilities conflict
 - CHAVIS WAY:** Required: 40.0' O.C.
Provided: 9, 3" caliper Oaks at 35.0' O.C.
4, 3" caliper London Plane-Trees
- NEIGHBORHOOD TRANSITION / TRANSITIONAL PROTECTIVE YARD**
 - South Property Line: Proposed use: Commercial / Industrial
Adjacent Use: Residential
 - Required: Type A1 Buffer Yard - 10' width
4 shade trees / 100if
3 understory trees / 100if
40 shrubs / 100if
 - Provided: Type A1 Buffer Yard - 5' width (variance obtained along Bailey and Jokisch properties)
Plants quantity decreased 50% due to width decreasing 50% along Bailey and Jokisch properties.
4 or 2 shade trees / 100if
3 or 1.5 understory trees / 100if
40 or 20 shrubs / 100if
 - See architectural plans for variance details
- SCREENING OF MECHANICAL UNITS AND DUMPSTERS**
 - The proposed transformers are screened from public view.
 - The proposed Dumpster is screened according to City Code with a solid wall and evergreen plant material.

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT
QL	Quercus lyrata / Highbear / Highbear Overcup Oak	3" CAL / 10' HT.	B # B
ZS	Zelkova serrata / Village Green / Zelkova	3" CAL / 10' HT.	B # B
AG	Acer gresum / Paperbark Maple	3" CAL / 8' HT.	B # B
ICS	Ilex crenata / Steeds / Steeds Holly	36" HT.	CONT.
LC	Loropetalum chinensis / Ruby / Fringeflower	36" HT.	CONT.
AA	Amelanchier arborea / Autumn Brilliance / Serviceberry	1.5" CAL / 8' HT.	B # B
CH	Carpinus caroliniana / American Hornbeam	3" CAL / 8' HT.	B # B
PA	Platanus x acerifolia / Bloodgood / London Plane-Tree	3" CAL / 10' HT.	B # B
DV	Diospyros virginiana / Persimmon	3" CAL / 10' HT.	B # B
PS	Prunus serotina / Black Cherry	1.5" CAL / 8' HT.	B # B
NS	Nyssa sylvatica / Black Tupelo	3" CAL / 10' HT.	B # B
LA	Lavandula angustifolia / Gray Lady / Jean Davis / Lavender	18" HT.	CONT.
FC	Ficus canca / Brown Turkey / Fig Tree	1.5" CAL / 8' HT.	B # B
OA	Oxydendrum arboreum / Sourwood	1.5" CAL / 8' HT.	B # B
AV	Actinidia kolomikta / Hardy Kiwi (vine)	12" HT.	CONT.
VK	Vaccinium corymbosum / Sunshine Blue / Dwarf Blueberry	18" HT.	CONT.
LJ	Ligustrum japonicum / Recurvitifolium / Curtleaf Privet	24" HT.	CONT.
AQ	Akebia quinata / Silver Bells / Silver Bells Chocolate Vine	12" HT.	CONT.
RI	Rhaptolepis indica / Indian Hawthorn	24" HT.	CONT.

LANDSCAPE PLAN



311-200 W. Martin Street
Raleigh, NC 27601
919.821.2775
919.821.0804 fax
aitarc@clearscapes.com

CONSULTANTS

Civil Engineer
Mulkey Engineers
6750 Tryon Road
Cary, NC 27518
919.836.4800

MEP Engineer
Sigma Engineered Solutions
2100 Gateway Center Blvd.
Morrisville, NC 27650
919.840.9300



Landscape Architect
Coaly Design, PC
537 E. Martin Street
Raleigh, NC 27601
919.539.0012



SEALS

NOT FOR CONSTRUCTION

SITE PLAN SUBMITTAL
2015/12/18

PROJECT

STONE'S WAREHOUSE

REVISIONS

NO.	DATE OF REVISION
1	Per City Comments / 2/24/16

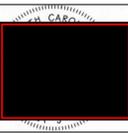
PROJECT DATA

DATE: 2015/12/18
DRAWN: KJW
CHECKED: KJW
FILENAME: Stones Base
PROJECT NO: 202015_0020
PRINTING:

SHEET DATA

LANDSCAPE PLAN

SHEET NO.



SEALS

NOT FOR CONSTRUCTION

PROJECT

STONE'S WAREHOUSE

REVISIONS

NO.	DATE OF REVISION

PROJECT DATA

DATE: _____
DRAWN: K/JW
CHECKED: K/JW
FILENAME: _____
PROJECT NO: _____
PRINTING: _____

SHEET DATA

SUBDIVISION PLAN

SHEET NO.

L-105

Development name: Stone's Warehouse
Street address: 500, 512 E. Davie Street, 419 S. East Street
Wake County Property Identification number: 1703971116, 1703972131, 1703971002

Zoning District(s): IX and NX Total Site Acres: 2.02 acres gross, 1.99 after ROW dedication (Chavis Way)
Existing Use: Vacant
Proposed Use: Mixed Use - Light Industrial and Residential

Owner/Developer:
Name(s): Transfer Company
Address: 207 Fayetteville Street, Suite 200
Raleigh, NC 27601

Subdivision Plan Notes

- This site was approved for a rezoning on October 7, 2015, Z-25-14. Parcels are now zoned NX-3-UL-CU and IX-3-UL-CU. The current use of the site and building(s) is vacant.
- This site is a Variance by the Board of Adjustment for the Protective Yard along the south property line. See architectural drawings for showings related to the variance.

Z-25-14 - East Davie Street, south side, extending along East Davie Street and Chavis Way, approximately 2.02 acres rezoned to Neighborhood Mixed Use-3 Stones-Urban Limited-Conditional Use and Industrial Mixed Use-3 Stones-Urban Limited-Conditional Use (NX-3-UL-CU and IX-3-UL-CU), being Wake County PINs 1703971116, 1703972131, 1703971002.

Conditions dated: August 18, 2015

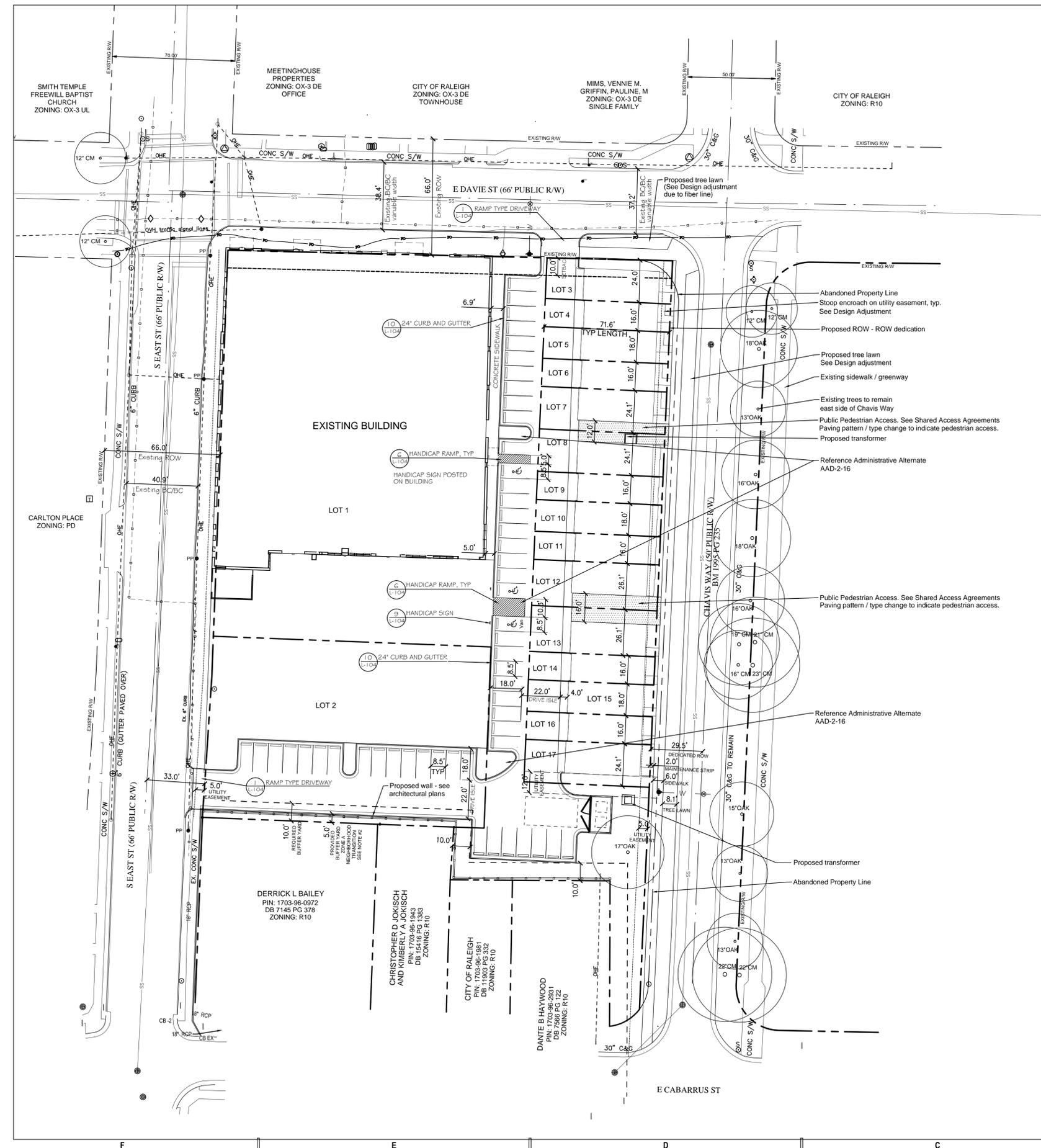
- For that portion of the property zoned Industrial Mixed Use (IX), the principal uses permitted on the property are those principal uses permitted in the Neighborhood Mixed Use (NX) zoning district and the following additional principal uses:
 - food truck;
 - light industrial uses, limited to bottling, brewery, winery, and food and beverage products (except animal slaughter, stockyards) only;
 - warehouse and distribution;
 - wholesale trade - wholesale sales of food only, and
 - bar, nightclub, tavern, lounge, but these only in association with a "bottling, brewery, winery, or food or beverage products (except animal slaughter or stockyards)" use associated on the property. Otherwise, a "bar, nightclub, tavern, lounge" use is a prohibited principal use on the property.

Also, the following uses that otherwise would be permitted in the Neighborhood Mixed Use (NX) zoning district are prohibited:

- telecommunications tower - all types;
- pawnshop;
- vehicle sales/rental;
- vehicle repair (minor);
- vehicular fuel sales;
- vehicle parts and accessories;
- drive-thru and drive-in facilities;
- commercial parking lot;
- remote parking lot;
- detention center/jail/prison;
- boarding house;
- bed and breakfast; and
- household living, single-unit living, two-unit living and cottage court.

Except for bar, nightclub, tavern, lounge, in all other instances where there is a conflict between Permitted Uses, Limited Uses, or Special Uses in NX and IX zoning districts, the more stringent regulation is controlling. Ordinance (2015) 496 ZC 7.15 Effective: 10/7/15

- For that portion of the property zoned Neighborhood Mixed Use (NX), those uses listed above in condition 1 (a) through (j) and the "bar, nightclub, tavern, lounge" use shall be prohibited.
- Any "warehouse and distribution" or "wholesale trade - wholesale sales of food only" activity shall only occur in association with an "eating establishment," or retail sales associated with "bottling, brewery, winery, or food or beverage products (except animal slaughter or stockyards)."
- The maximum floor area gross for any individual non-residential tenant shall be 25,000 square feet. The maximum floor area gross for all non-residential uses, combined, shall be 60,000 square feet.
- Prior to recordation of a subdivision plat for the property or issuance of a building permit, whichever shall first occur, the owner of the property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates the allowable floor area gross for non-residential uses upon the property to all lots of record comprising the property. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of the restrictive covenant, and such restrictive covenant shall be recorded within 45 days following its approval by City officials. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee.
- No outdoor bulk storage shall be permitted on the property.



SUBDIVISION PLAN

