ORDINANCE (2001) 982 ZC 497
Effective: 4/17/01

Z-32-01 West Millbrook Road, north side, east of Hedgemoor Drive, being Wake County PINs 0796.11-67-0120 and 0796.11-67-1240. Approximately 3.99 acres rezoned Residential-6 Conditional Use.

Conditions dated: (03/14/01)

1. Building heights will be restricted to a maximum of forty (40) feet as measured by the City of Raleigh building heights description.

2. Any dwelling units in excess of R-4 density will be approved as "Townhouses" under Part 10 of the City Code.

3. Reimbursement for any future right-of-way dedication shall be based on R-4 zoning.

4. At the time of initial site plan or subdivision approval, a unity of development plan approved by the City of Raleigh will be formulated for all buildings on the site, assuring complementary signage, architectural style, and construction materials.

5. Exterior lighting shall be aimed downward and shielded so as to prevent direct view of the light source from adjacent residential zoned properties. Freestanding light poles shall not exceed 18 feet in height in area outside protective yards.

6. Primary building materials for the Townhouses shall be brick.

7. No Townhouse built on the site will be less than 2,000 square feet floor area gross.

8. At the time of initial site plan, recombination, or subdivision approval, an offer of reciprocal cross-access will be made to the abutting properties to the east (PIN 0796.11 67 3169 Jacobs) and the west (PIN 0796.11 57 8034 Eliason).

9. A thirty (30) foot wide natural protective yard along Millbrook Road as measured from the proposed right away as shown on the Comprehensive Plan shall be set aside, where trees are preserved to the same extent as in a SHOD-3 yard.

10. A twenty (20) foot wide type C transition protective yard shall be established along the east and west property lines. A thirty (30) foot wide type C transition protective yard shall be established along the north property line, outside of any existing sewer easement.

11. Upon development, stormwater runoff measures shall be designed to detain/retain 125% of the predevelopment stormwater runoff, based on 100 yr. Flood.

12. The proposed development shall make available a 15'x20' transit easement along Millbrook Road to support current service in the area.