Ordinance (2002) 349 ZC 528
Effective: December 18, 2002

Z-73-02 Leesville Road, north side, being various Wake County PIN's. Approximately 5.819 acres rezoned to Residential-6 Conditional Use.

Conditions Dated: (11/12/02)

A. Reimbursement for any public right-of-way dedication will be based on RR zoning.

B. No fence or wall greater than forty-two inches in height will be installed within twenty feet (20') of the Leesville Road right-of-way, and between twenty feet (20') and fifty feet of that right-of-way, any fence greater than four (4) feet will be seventy-five percent (75%) screened by plants within three years or erection of the fence or wall. Forty percent (40%) of this plant material may be deciduous.

C. A fifteen (15) foot by twenty (20) foot transit easement at a location along Leesville Road will be offered without compensation as a condition of site plan approval to support future transit and pedestrian enhancements in the area. In the event the Transportation Director of the City of Raleigh should determine at the time of subdivision approval that the subject property is not an appropriate location for a transit easement, this condition shall be null and void.

D. Dwelling units shall have as their primary (over 50% of surface area excluding glazing and doors) exterior wall siding, brick, hardy plank, wood, stone, stucco, or similar material. Vinyl siding is not acceptable as the primary wall siding.

E. Dwelling units shall be single-family detached units and accessory structures.

F. A forty foot wide natural protective yard will be provided along Leesville Road.

G. A twenty foot wide natural protective yard will be maintained along the first 250 feet on the eastern boundary of the property commencing from Leesville Road.

H. That site and construction plans submitted to the City of Raleigh to subdivide the property will provide for the extension of the water line, subject to City of Raleigh approval, to the north boundary of the subject property along a shared border with the well lot, parcel id# 0788-39-6927, and access to that well lot (at least 15' wide) will be provided on any subdivision map on the property. In the event that City water is not used in the subdivision then this condition shall become null and void.