Ordinance (2000) 766 ZC 478
Effective: 4/18/00

Z-24-00 Trawick Road, east side, south of March Creek Road, being Wake County PIN Maps 1725.14 42 7660, 1725.14 42 8539 and 1725.14 42 8743. Approximately .72 acre rezoned to Residential-10 Conditional Use.

Conditions: (04/05/00)

1. Any development of dwellings shall be single-family detached, or be approved as a townhouse development under Part 10 of the City Code, or any combination thereof.

2. Buildings shall not exceed 2 stories with a maximum building height of thirty-five feet.

3. Structures shall have a sloped roof. The minimum slope to be 3:12 (Rise:Run).

4. For purposes of reimbursement, right-of-way values will remain at R-6.

5. The rate of stormwater runoff shall not exceed that expected from R-6 development (CR-7107).

6. The site lighting will be directed downward in such a way so that a light source will not be visible from neighboring properties.

7. A transition yard a minimum of 20 feet in width will be provided along all the single family residential lots and landscaped to Type "C" planting standard.

8. Prior to the issuance of building permits, the three parcels shall be recombined with the two parcels to the north currently zoned R-10 conditional use to create one lot for development.