ORDINANCE (2001) 25 ZC 500
Effective: 6-19-01

Z-48-01 Idlewood Village Drive, at the southern end, being various Wake County PIN's. Approximately 41.393 acres rezoned Residential-6 Conditional Use.

Conditions dated: (06/12/01)

(a) Upon development the rate of stormwater runoff will not exceed that expected from R-4 development (CR-7107).

(b) For reimbursement purposes, additional right-of-way required (if any) shall remain at the current R-4 value.

(c) The subject property may not be developed for in excess of the 165 dwelling units permitted thereon under the R-4 zoning until one of the following event occurs:

i. The Tyron Road extension is completed in an easterly direction and Idlewood Village Drive is connected thereto, or in the alternative

ii. A road is extended from West Garner Road in an easterly direction to the property thereby providing vehicular ingress and egress to and from the property.

Upon the completion of either of the above referenced road linkages the additional dwelling units permitted under the applicable zoning district may be constructed.

(d) In the event that the subject property is developed for any uses other than detached dwelling units, duplex dwellings or townhouses, a landscape easement twenty feet in width shall be imposed along the east and west right-of-way lines of Idlewood Village Drive within the subject property wherein there shall be installed shade trees totaling, at the time of planting, not less than 6 inches of caliper (measured ½ foot above grade) per 50 linear feet of frontage upon Idlewood Village Drive.