Ordinance (2001) 942 ZC 494
Effective: 2-20-01

Z-7-01 Spring Forest Road, south side, west of Quail Ridge Road, being a portion of Wake County PIN 1716.07-79-4314. Approximately 4.486 acres rezoned to Residential-10 Conditional Use.

(Conditions dated: (02/08/01)

1. The apartments will be converted to a unit ownership (condominium) development by September 30, 2001.

2. There will be no more than thirty-two (32) dwellings units, or equivalent dwelling units, or any combination thereof, on the rezoned land.

3. The maximum number of buildings allowed on the property is six (6).

4. Except for the paving of any street improvements required by the City of Raleigh, the paving of the existing dirt driveway connecting Timber Ridge Drive with the trash dumpsters and the existing paved parking pad, and the paving of four parking spaces (currently unpaved), no impervious surfaces will be added to the property.

5. Any public street right-of-way required to be dedicated shall be reimbursed at the R-6 value.

6. A 20-foot natural protective yard will be maintained along Spring Forest Road.

7. If the existing site lighting (including wall pack fixtures) is replaced, it will be directed downward and designed in such a way that the light source is not visible from the neighboring properties.

8. All mechanical equipment will be screened from adjoining properties by the existing landscape buffer of trees and shrubs. If the landscape buffer is cleared for any reason, the mechanical units will be screened with either replacement landscaping or screening, which screening would be of a design and materials compatible with the existing buildings.

9. No outside storage of equipment or materials will be permitted on the property.