ORDINANCE (2002) 188 ZC 516
Effective: 04/16/02

Z-21-02 West Cabarrus Street and Florence Street, southeast intersection, being Wake County PIN's 1703.10-46-1956 and a portion of 1703.10-46-1869. Approximately .62 acre rezoned to Residential-20 Conditional Use (.50 acre) and Conservation Management (.12 acre). Historic Overlay District to remain.

Conditions dated: (3/8/02)

1. Fraternity and Sorority houses will not be a permitted use.

2. All construction plans will require approval by the Certificate of Appropriateness Committee of the Raleigh Historic Districts Commission.

3. Reimbursement for any future right-of-way dedication will be reimbursed at existing R-10 rates.

4. The large magnolia tree toward the rear of the properties will be preserved and protected (with a protected ground area provided at the base of the trunk equal to one foot [1'] for every one inch [1"] of trunk diameter), including during the removal of vines. Should site plans preclude protection and preservation, the tree will be replaced by new trees of a combined total caliper equal to the tree's present caliper. These trees will be a minimum of 4" caliper individually and be magnolias (magnolia virginiana).

5. All refuse containers and mechanical equipment will be fully screened from public view and the adjacent properties. Screening will be of a design and materials compatible with those of the principal building.

6. Permitted uses for the property will NOT include utility stations and substations, telecommunication towers, and rooming houses, lodging houses, or tourist homes.

7. No more than 10 residential units will be constructed on the subject property.