ORDINANCE (2003) 372 ZC 530
Effective: 02/04/03

Z-74-02 Leesville Road (ETJ-6-02), north side, being various Durham County PIN's and Wake County PIN 0779.03-21-2368. Approximately 13.82 acres rezoned to Residential-6 Conditional Use and the City's Extraterritorial Jurisdiction Map be amended to include the subject property.

Conditions Dated: (1/29/03)

A. Reimbursement rates for any future right-of-way dedication shall remain at the rural residential rates.

B. That a forty foot (40') natural protective yard be provided and maintained along Leesville Road.

C. Any townhome development shall comply with tree protection requirements for Group Housing Development. Set forth in Section 10-2103(d)(1)a.

D. A fifty foot (50') wide Natural Protective Yard shall be provided and maintained on both sides of the creeks that cross the site. This 50' Natural Protective Yard shall be measured from the top of bank on either side of the stream.

E. That a twenty-five foot (25') wide natural protective yard be provided along the entire northern boundary, adjacent to Harrington Pines (PB 154 PG 247).

F. That no construction be permitted in any Sycamore Creek Neuse River riparian buffer except for the connection to the existing sanitary sewer line along the creek and one perpendicular pedestrian crossing.

G. That fifty (50%) percent of all trees on site greater than twenty-four inches (24") in caliper measured 4-1/2 feet above grade be subject to active tree preservation, and that within forty-five (45) days following the adoption of this zoning ordinance, a survey of all trees on site greater than twenty-four inches (24") in caliper, as measured 4-1/2 feet above grade, be given to the Chief Zoning Inspector.

H. Open-air stormwater facilities be landscaped with site-appropriate vegetation to SHOD-4 standards.