Z-11-07 – Noble Road on the west side of Noble Road, north of its intersection with Pine Drive being various Wake County PIN's, Approximately 21.24 acres rezoned to Residential – 10 Conditional Use.

Conditions: 02/15/07

(a) Permitted uses of the subject property shall include only those general, conditional and accessory uses permitted in the R-10 district, and shall exclude all special uses set forth in City Code Section 10-2021(c).

(b) Residential density shall not exceed ninety (90) dwelling units.

(c) All buildings constructed shall have a height limit of 35 feet, measured in accordance with City Code Section 10-2076(b), except for those present and prospective building lots subdivided from the subject property which abut Pine Drive or Noble Road or which abut the following parcels:

PIN 1705709054, Deed 9056, page 2238, Wake Registry,
PIN 1705801035, Deed 1417, page 400, Wake Registry,
PIN 1705816370, Deed 6768, page 916, Wake Registry,
PIN 1705813590, Deed 8876, page 193, Wake Registry,
PIN 1705812512, Deed 11005, page 202, Wake Registry,
PIN 1705811484, Deed 6130, page 886, Wake Registry,
PIN 1705811346, Deed 3240, page 295, Wake Registry,
PIN 1705811209, Deed 8094, page 1257, Wake Registry,
PIN 1705810252, Deed 9570, page 2726, Wake Registry,
PIN 1705810106, Deed 2401, page 494, Wake Registry,
PIN 1705719150, Deed 10954, page 461, Wake Registry,
PIN 1705719003, Deed 10873, page 1982, Wake Registry,
PIN 1705708957, Deed 9704, page 1142, Wake Registry,
PIN 1705708910, Deed 3261, page 942, Wake Registry,
PIN 1705707864, Deed 11215, page 540, Wake Registry,
PIN 1705707728, Deed 8568, page 571, Wake Registry,
PIN 1705706771, Deed 1970, page 245, Wake Registry,
PIN 1705706624, Deed 7906, page 411, Wake Registry, and
PIN 1705705591, Deed 11105, page 2098, Wake Registry.

For those present and prospective building lots abutting Pine Drive or Noble Road and those present and prospective building lots abutting the property lines of the above referenced parcels, any buildings constructed thereon over 2 stories (25 feet) in height shall be set back from the said rights of way and property lines, as applicable, a minimum of 1 foot for each foot of total building height over 25 feet in height, measured in accordance with City Code Section 10-2076(b), provided however that no building shall exceed the height limit of 35 feet measured as provided in the aforementioned City Code Section.

(d) An evergreen screen, which shall have a minimum of 50 shrubs and be at least 3’ in height at the time of planting shall be planted along the northeastern boundary of the tract, running between from Yancey Street and Noble Road, unless the tract having PIN 1705816370 (Deed Book 6768, Page 916) is acquired by the one of the owners of the subject property.

(e) There shall be no parking within 25 feet of the Noble Road right of way.