ORDINANCE (2003) 521 ZC 540
EFFECTIVE: 10-8-03

Z-32-03 – Maywood Avenue, south side, being Wake County PIN 1703.17-21-2634. Approximately 10.13 acres rezoned to Residential-10 Conditional Use District and Special Highway Overlay District to remain.

Conditions Dated: (9/25/03)

1. The property is restricted to Residential Unit Ownership (condominium) Development consistent with the development guidelines of the City of Raleigh Planning and Development Regulations. In addition, individual units shall not be occupied by more than three unrelated occupants. The maximum number of units for this property shall be sixty-five (65).

2. The condominium units will have architecture that is compatible with the existing Caraleigh Mill Condominium project immediately to the east of this property. The Raleigh Appearance Commission will determine architectural compatibility of the proposed plan. The Raleigh Appearance Commission will solicit input from the Historic Districts Commission.

3. A 100-foot wide undisturbed natural protective yard will be provided on both sides of Walnut Creek. The 100-foot measurement will be from the top of the bank of the creek.

4. Twenty (20%) percent of all trees greater than eight (8) inches in caliper shall be subject to active tree preservation, and that within 45 days following adoption of this zoning ordinance a tree survey of all such trees shall be provided to the chief zoning inspector. The zoning inspector shall be empowered to waive this tree survey if, in his review of the vegetation and proposed disturbed limits, he estimates that more than thirty (30%) of such trees will be saved.

5. Any open-air stormwater control facilities shall be designed as site amenities, without fences and landscaped with site-appropriate vegetation to SHOD-4 standards (with the protective yard calculated from the permanent pool line).

6. The development area will be restricted to the first two hundred fifty (250) feet of the property measured from the right-of-way of Maywood Avenue. This is the only area in the 100-year flood fringe that will be filled or disturbed. Clearing and easements as needed for public or private sanitary sewer line required to serve the development of this parcel are exempted from this requirement.