Ordinance (2002) 349 ZC 528
Effective: December 18, 2002

Z-71-02 Old Wake Forest Road, west side, being Wake County PIN 1716.15-53-9341. Approximately 3.7 acres rezoned to Residential-15 Conditional Use.

Conditions Dated: (11/25/02)

For purposes of the following condition or conditions, Tax Parcel PIN 1716.15-53-9341 shall be referred to as the "Property."

1) Residences constructed upon the Property shall be either detached dwellings, townhouse dwellings, or unit ownership (condominium) development.

2) Upon development, there shall be made available a transit easement adjoining the sidewalk along Old Wake Forest Road twenty (20) feet in length and fifteen (15) feet deep for a bus stop and shelter. Prior to the approval of a site plan or subdivision approval, whichever shall first occur, the transit division shall review and approve the transit easement location.

3) The design and building materials utilized in the construction of residences upon the Property shall be of the same character and quality as those of the town homes to be constructed upon Tax Parcel PIN 1716.15-53-9669, which is adjacent to the Property on the north.

4) A single curb cut access shall provide vehicular ingress and egress to the property and Tax parcel PIN 1816.53-9669, which is located adjacent to the Property on the north. No other curb cut access shall be provided to the Property from Old Wake Forest Road.

5) Upon development, offers of vehicular and pedestrian cross-access shall be made or shall have been made to Tax Parcels PIN 1716.15-52-8900 and PIN 1716.15-53-9669, which are located adjacent to the Property on the south and north, respectively.

6) Any open-air stormwater facility upon the Property shall be designed as a site amenity and landscaped with site-appropriate vegetation to SHOD-4 standards (with a protective yard calculated from the permanent pool line) without a fence. Prior to development of the Property, a landscaping plan for the detention facility upon Tax Parcel PIN 1716.53-9669, which has been designed to serve the Property, shall be submitted to the Planning Commission for approval.

7) Buildings upon the Property shall be set back a minimum of thirty (30) feet from the western property line of the Property with Tax Parcels PINs 1716.54-3166 and 1716.15-53-3193.

8) Any recreational facilities upon the Property shall be located on the western property line (to the extent allowed under the Raleigh City Code) in proximity to the existing recreational facilities located upon Tax Parcel 1716.15-53-3193.

9) Upon development of the Property, an offer of pedestrian cross-access shall be made to Tax Parcel PIN 1716.15-54-3166 (Wake County Board of Education).