Ordinance No. (2006) 19 ZC 587

Adopted and Effective: 5/2/06

Z-10-06 – French Drive and Litchfield Downs Lane, south side of French Drive, southeast of its intersection with Lead Mine Road, being Wake County PINs 0796-16-73-8619 and 0796-16-73-5697. Approximately 1.47 acres from Residential-4 to Residential-6 Conditional Use.

Conditions dated: February 9, 2006

1. Development of the Property will be limited to single-family detached homes, underground pools and accessory pool houses. No other detached structures will be permitted.

2. Reimbursement of any required right-of-way dedication shall remain at the current R-4 district value.

3. Property will be limited to a maximum of 6 lots (three lots on each side of proposed Litchfield Downs Lane).

4. Minimum lot size will be 10,000 square feet.

5. Each lot limited to residential purposes only, one detached, single-family dwelling, built on site (non-modular), not to exceed 35' in building height with an attached garage for a minimum of two cars but not more than three cars.

6. Minimum heated square footage of each dwelling to be 3,000 square feet with the first floor of any multi-story dwelling to contain minimum of 1,500 square feet of heated space.

7. Exterior construction materials are to be limited to brick, stone, Hardiplank, non-exposed concrete block and cedar.

8. Provision is to be made for an underground stormwater system to meet City of Raleigh stormwater control requirements. For lots east of Litchfield Downs Lane, runoff from gutters shall be piped underground to the Litchfield Downs Lane storm drainage system and where feasible, runoff from gutters from proposed lots west of Litchfield Downs Lane shall be piped underground to the Litchfield Downs Lane storm drainage system.

9. Any allowed pool houses shall be no greater than 1 story with a maximum building height of 20' and a maximum of 500 square feet in size. Pool houses shall be of same architectural style and construction materials as primary dwelling. Pool houses shall be allowed only when a pool exists on the lot. All pool houses shall comply with the required minimum building setbacks for the principal structure.

10. Minimum side yard setbacks shall be ten (10) feet.

11. A minimum of 6 cryptomeria japonica yoshino trees or Nellie Stevens Holly trees (minimum 7' in height) with a minimum caliper of width at time of planting of 1.5 inches and a minimum of 12 chindo viburnum or lugustrum shrubs (15 gallon in size) shall be planted along the southern property boundary which adjoins the property located at 1920 Stannard Trail (PIN 0796-73-8550) and along the southern property boundary which adjoins the property located at 2000 Stannard Trail (PIN 0796-73-5581) to create a natural screening.

12. No chain link fencing shall be allowed. Maximum height of any fence shall be six feet (6').

13. Entrance sign will conform to City of Raleigh signage requirements and will not include the word "Inman" or 'Park."

14. A sidewalk is to be constructed on the west side of Litchfield Downs Lane subject to City of Raleigh approval and City of Raleigh standards and specifications.

15. All single-family lawns are to be established with grass sod with a minimum of two trees (minimum caliper width of 1.5 inches at the time of planting) planted in each front yard.

16. All exterior lighting upon the Property shall be directed downward and shielded to prevent direct view of the light sources from adjacent properties, and shall be limited to not more than sixteen feet in height.

17. Development activities on weekends and all City of Raleigh observed holidays will not begin before 8:00 AM and shall cease by 5:00 PM.

18. Restrictive covenants shall be required for any development of the property and will include all rezoning conditions, which pertain to building and land use limitations.