Z-49-06 – Bashford Road, on the east side of Bashford Road, south of its intersection with Iona Place, being Wake County PIN 0774701431. Approximately 0.47 acre rezoned to Residential-10 Conditional Use.

Conditions: 09/26/06

1. Right-of-way reimbursement shall be dedicated at an R-4 value.

2. Tree preservation of the two (2) trees that are within fifty (50) feet of the existing Bashford Road r-o-w and a minimum often (10) inch DBH. A minimum of fifteen (15) feet of critical root zone area uniformly surrounding the base of the tree shall be provided, and in this area no tree disturbing activity shall take place.

3. All of the off-street parking shall be located within the rear yard area or screened from view of the public r-o-w by the principle buildings.

4. The front façade, except for windows, doors and roof areas, of the building facing Bashford Road shall be constructed of brick, stone or hardiplank.

5. An offer of cross access will be provided to the adjacent property to the east (PIN 0774703477) prior to any issuance of building permits or subdivision of the property, whichever shall first occur. Direct driveway access to Bashford Road will be limited to one (1) access point.
6. Residential development shall be limited to single family detached dwellings and townhomes.

7. This zoning will allow no more than seven (7) dwellings per acre.