Z-37-08 - Avent Ferry Road, south side, east of Chappell Drive intersection, approximately 2.4 acres, being, rezoned from Residential-10 to Residential-20 Conditional Use.

Conditions dated: November 25, 2008

1. The following uses shall be prohibited:

   Civic Club
   Fraternity and Sorority House
   Utility Substations
   Cemetery
   Water Treatment/Sewage Treatment plant
   Telecommunications Tower
   Rooming House
   Outdoor Theatre with more than 250 Seats
   Private Golf Course

2. Site plan will be subject to City Council site plan approval.

3. Upon redevelopment of the site, the post development discharge rate for storm water runoff shall not exceed the predevelopment rate for the 2-, 10- and 15-year storms.

4. Reimbursement for dedication of right of way will be at current R-l0 rates.

5. Building facades on all sides will be a combination of brick, cement board siding, hard coat stucco and/or stone. Roofing materials will be architectural asphalt shingles, day tile, or standing seam metal. Brick and stone will make up 60% or more of each façade. All pitched roofs will have a minimum of 4-in-12 slope.

6. No parking under buildings unless below grade. All parking within the building envelope (under building) will be screened with architectural elements comparable to the rest of the building design along Avent Ferry Road. Elements will be comparable in terms of materials, texture, appearance and quality.

7. Required transitional protective yards which incorporate a stone or brick wall shall, in terms of appearance, texture and quality, be of a material compatible with the principal building(s). Fence will employ one brick or stone pilaster per 15 feet of length.

8. Building height will be limited to a maximum of 45 feet as measured by City of Raleigh code and no more than three (3) stories.

9. Upon development, vehicular and pedestrian cross access will be made to the lots to the North (DB 12007, PG 2475) and South (DB 01000, PG 0001) of the property along Avent Ferry Road.

10. So long as the properties to the South (DB 11332, PG 0723) and East (DB 01000, PG 0001) are developed for densities less than six (6) units per acre, no vehicular surface areas or structures shall be located within twenty (20) feet of their respective property lines.

11. Upon development, an offer of pedestrian cross access shall be provided to the adjacent lot to the east (DB 11759, PG 2328).

12. Vehicular access from Avent Ferry Road will be limited to no more than one access on the northern end of the property.

13. Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the owner or the property shall deed to the City a transit easement measuring twenty feet (20) long by fifteen feet (15) wide adjacent to the public right-of-way to support a bus stop for future transit services in the area. The location of the transit easement shall be timely reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry. In addition, the property owner shall offer to construct a transit shelter at the time of site plan review if so desired by the City.

14. Applicant agrees to plant Thuja Green Giant Evergreens in addition to any TPY planting requirements along the property to the South (DB 11332, PG 0723) 10 foot minimum height/planted 15 feet on center and staggered.