Ordinance (2002) 165 ZC 512
Effective: 2/19/2002

Z-10-02 on the east side of Sunnybrook Road, approximately 97 feet south of its intersection with Sungate Boulevard. Approximately 21.52 to be rezoned from Residential-6 to Residential-20 Conditional Use.

Conditions : 2/13/02

1) Reimbursement for required right-of-way dedication shall remain at the current R-6 value.

2) Any fence constructed upon the Property parallel to and within fifty (50) feet of the right-of-way of Sunnybrook Road (as established at site plan approval) shall be seventy-five (75%) screened by plantings within five (5) years after installation of such fence or fences.

3) All mechanical equipment upon the Property within one hundred (100) feet of the right-of-way of Sunnybrook Road or Samuel Street (as established at site plan approval) and visible from the respective right-of-way shall be not less than seventy-five per cent (75%) screened by plantings within (5) years following installation of such mechanical equipment.

4) Upon development of the Property, there shall be made available to the City a transit easement fifteen (15) feet wide by twenty (20) feet in length adjacent to the right-of-way of Sunnybrook Road.

5) Vehicular access to the Property from Sunnybrook Road shall be limited to no more than one curb cut (with or without a median). In the event that the Property is recombined or subdivided, all resulting lots shall be provided access to Sunnybrook Road via such curb cut.

6) With the exception of the transit easement and the curb cut referenced in the foregoing conditions (4) and (5), upon development of the property a streetyard twenty (20) feet in width shall be provided along the right-of-way of Sunnybrook Road (as established at site plan approval). The streetyard shall be landscaped at twice the standard otherwise applicable under the City Code. Utilities and stormwater infrastructure may be installed within such streetyard. This condition shall not apply to any area within a Neuse riparian buffer required by the State of North Carolina.

7) Upon development of the Property, the owner shall dedicate to the City of Raleigh the greenway corridor seventy-five (75) feet in width shown upon the Property on the Comprehensive Plan along Branch Number One of Tributary E of Crabtree Creek.

8) No trees shall be cut upon the Property prior to the final approval of a grading plan for the Property.