Ordinance (2000) 766 ZC 478
Effective: 4/18/00

Z-32-00 Hunter Street, west side, south of Hinton Street, being Wake County Tax PIN Map 0797.42 0180. Approximately 3.92 acres rezoned to Residential-6 Conditional Use.

Conditions: (04/11/00)

1. Development shall comply with the Planning Commission's recommendation 7107.

2. All buildings shall be one (1) story (34 ft.) in height maximum.

3. The following uses shall not be permitted:
   A. Rest home
   B. Guest house, Transitional housing including emergency shelters type A & B except supportive housing residence and multi-family supportive housing residence.
   C. Nursing home

4. A minimum 40 foot building setback shall be established from the rear property line that borders lots with the PIN #'s 0797328214, 0797317981, 0798327082, and 0797328102. There shall also be established 20 feet from this property line a 20 foot wide natural protective yard, landscaped with a minimum of 20 evergreen shrubs such as wax myrtles.

5. The owner shall, as part of a site plan submittal, submit a storm drainage study to be reviewed and approved by the Conservation Engineer of the City to demonstrate that runoff from this site, not including any stormwater that is concentrated onto this site by the City's paving and curb and gutter project on Hunter Street, will not exceed runoff calculated for R-4 standards as it exits on the site.

6. There shall be established a 50 foot Neuse River Stream Riparian Buffer, each side of the existing stream, that runs parallel to the southern property line from Hunter Street to the western property line of the site.