Ordinance 875 ZC 487
Effective 10/3/00

Z-49-00 Six Forks Road, west side, near its intersection with Featherstone Drive, being Wake County PIN 1707 06 39 9186. Approximately 8.49 acres rezoned to Residential-10 Conditional Use.

Conditions: (09/12/00)

1. Maximum building height to be limited to 30' high as defined in the City of Raleigh zoning ordinance.

2. Upon development, the developer will comply with C.R. 7101 regarding stormwater run-off controls.

3. Reimbursement for right-of-way for Six Forks Road, if any, shall be at the current zoning for R-4 value.

4. The landscaping of the Six Forks Road street yard shall be installed to the landscape standards of the SHOD-2 yard and any and all shrubs installed as part of this requirement shall be evergreen.

5. The site lighting shall be cut-off type fixtures that are designed and located in such a way that the light source is not visible from neighboring properties.

6. All trees over 8 inch caliper within 25 feet of the future right-of-way of Six Forks Road will be preserved.

7. The total number of dwelling units constructed on the property will not exceed 60 dwelling units.

8. Before a building permit is issued by the City of Raleigh Inspections Department, an agreement of cross-access with the adjacent property to the west with PIN# 1707.06 39 0398 shall be recorded. This agreement shall enable residents of both properties to have vehicular access to both Six Forks Road and the future public street connector from Six Forks Road to Old Lead Mine Road.

9. The existing pond on this property shall be preserved and shall be protected with a perimeter undisturbed buffer of 20 feet.

10. No more than 0.33 acre of the existing wetlands upon this property shall be disturbed.

11. A pedestrian access to Six Forks Road shall be provided through this property to the adjacent property to the west with PIN #1707.06 39 0398 a time of site plan approval. Such access may be provided with a sidewalk system along proposed driveways.