ORDINANCE (2001) 917 ZC 491
Effective: 1-2-01

Z-67-00 Tomahawk Trail, at its eastern terminus, extending to the Neuse River, southeast of Barwell Road being Wake County PIN's 1732.04 62 5163 and 1732.04 82 7847. Approximately 233.50 acres rezoned Residential-6 Conditional Use.

Conditions dated: (12/13/00)

1. Development on this tract shall be limited to single family detached homes on individual lots, single family attached townhomes "approved as townhome development" under part 10, chapter 3 of the City Code and allowable residential accessory uses.

2. The rate of stormwater runoff will not exceed that expected from R-4 development (CR-7107).

3. The density for this rezoned tract shall not exceed the existing R-4 density, which is four units per acre.

4. A 100 foot wide undisturbed natural protective yard will be provided along the stream bank that defines the southern property line and along the Neuse River.

5. A minimum lot size of 5,000 square feet shall be provided.

6. A maximum of 150 townhomes shall be permitted. All other dwellings shall be single-family detached residences.

7. A minimum of 80 acres of open space shall be offered to the City of Raleigh at no cost to the City (easement or fee simple deduction). In the event that the City of Raleigh chooses not to accept any portion of this offer, the balance of the minimum 80 acres shall be deeded to a homeowner's association for use as open space. These minimum 80 acres shall be as generally shown on a map entitled "Exhibit A" dated 12/5/00, located on file in the Planning Department. Dedication of open space and/or greenways shall not prohibit owner from crossing streams with roadways to access tracts.

   The final delineation of this open space shall be at the time of preliminary subdivision approval and dedication shall be in accordance with the approved phasing plan.