Ordinance 871 ZC 486
Effective 9/19/00

Z-72-00 Fox Road, east side, south of Pooh Corner Drive, being Wake County PIN 1726.08 88 9752. Approximately 11.69 acres rezoned to Residential-10 Conditional use.

Conditions: (9/13/00)

1. Uses will be limited to single family detached residential homes and townhomes, and any accessory uses and other uses allowed in R-4 districts, approved under Part 10 of the City Code.

2. Development will comply with CR-7107 limited stormwater runoff to R-4 levels.

3. A building setback of 35 feet is to be maintained along the East property line. Within this setback, a 25-foot natural protective yard will be provided.

4. Townhomes shall be limited to buildings of 2 stories with a height limit of 32 feet.

5. Townhomes will be limited to the northeast portion of the site and shall not extend beyond the Neuse River Basin stream buffer area.

6. Total density will not exceed 7 units per acre of which a maximum of 40 units may be townhomes.

7. Reimbursement for any future right-of-way dedication shall be based on R-4 values.

8. The developer will provide a public street to serve this property connecting Fox Road with the planned public street to the north, in accordance with an alignment approved by the City's Transportation and Engineering Departments. If required by the City's Transportation Department, a public street stub-out or an offer of cross access shall also be provided to the adjacent property to the south.

9. Developer will provide an access easement (to City of Raleigh standards) to provide for pedestrian traffic between this site and the Willo-Dean Acres subdivision which is directly adjacent to the east of this site. The exact location of this easement will be determined upon submittal of preliminary submission plans for this site.