Ordinance 809 ZC 481
Effective 6/6/00

Z-61-00 Glen Eden Drive and Blue Ridge Road, northeast quadrant, being Wake County Tax Maps 0795.05 18 7420 (portion of) 0795.05 27 2694 and 0795.09 17 6165. Approximately 47 acres rezoned to Residential-4 Conditional Use.

Conditions: (02/24/00)

For purposes of the following conditions, the term "the Property" refers to the portion of Tax Parcels 0795.18 7420, 0795.05 27 2694 and 0795.09 17 6165 proposed for rezoning to R-4 Conditional Use District.

1. Control of Stormwater. Incident to the development of the Property, a stormwater management system will be implemented which directs no less than ninety percent (90%) of the stormwater upon the Property to the lake near the northern boundary of the Property which will be expanded in size. Incident to the development of the Property, a new dam shall be constructed for the lake which will increase the size of the lake sufficiently to provide retention of stormwater to maintain existing (predevelopment) discharge rates from the lake for the two (2) and ten (10) year storms. Stormwater upon the Property which does not flow into the lake will be detained to Residential-4 standards.

2. Neuse Riparian Buffer Areas. Areas around the periphery of the expanded lake referenced in condition 1, areas along the periphery of streams upon the Property, and any other areas upon the Property requiring nondisturbance or other protection pursuant to the Neuse Riparian Buffer Rules promulgated by the North Carolina Department of Environment and Natural Resources (the "Department") shall be protected in accordance with such Rules as implemented by the Department.

3. Density of Development of the Property. The number of residences developed upon the Property shall not exceed the number authorized by the provisions of the Raleigh City Code dealing with the Residential-4 district on February 18, 2000, the date of the filing of this zoning case.