Ordinance 473ZC627
Effective: 11-4-08

Z-49-08 - Navaho Drive and Pinecrest Drive, northwest quadrant of the intersection, being Wake County PINs 1715350377, 1715351533 and 1715351652. Approximately 2.71 acres, rezoned from Office and Institution-1 and Conservation Management with Special Highway Overlay District-2, and Residential-6, to Office & Institution-1 Conditional Use District and Conservation Management, with SHOD-2 remaining.

Conditions dated: September 15, 2008

1. The following uses allowed under O&I-1 shall not be permitted:

   a. Permitted Uses – bank, beauty/barber shop, day care, school.
   b. Conditional Uses – Group housing, multi-family housing, townhouses, condominiums, telecommunication towers.

2. Maximum permitted building height shall be 40 feet.

3. Minimum building setback along Pinecrest Drive shall be 30 feet.

4. Within proposed 30'wide CM zoning along northwest property line, City of Raleigh required transitional protective yard plantings of trees and shrubs will be installed in locations not impacting the critical root zone of existing trees to remain on the property.

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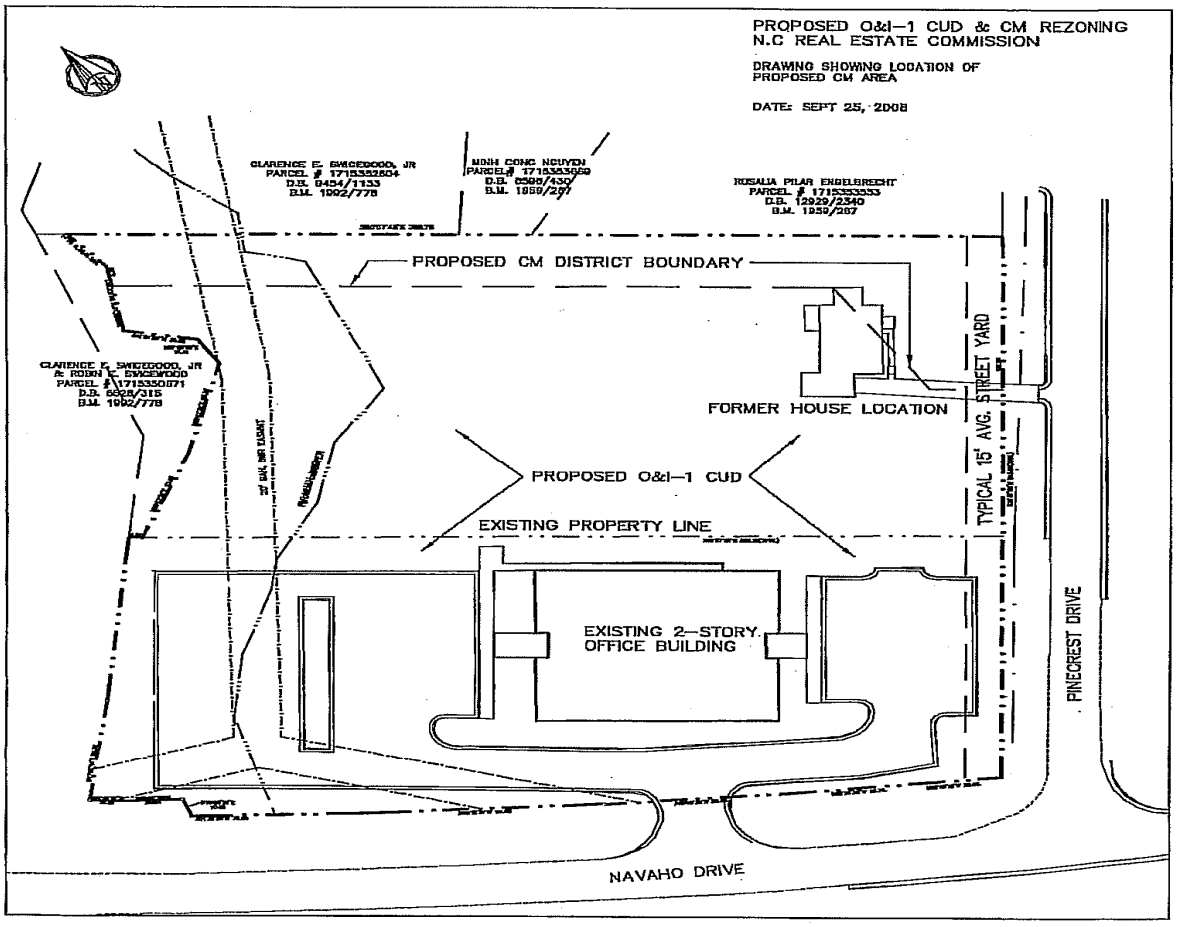
<u>Conservation Boundary Map dated</u>: September 26, 2008