ORDINANCE (2002) 205 ZC 517
Effective: 05/07/02

Z-24-02 New Hope Road, east side, south of Willow Oak Road, being Wake County PIN's 1724-98-4017 and 1724-98-3079. Approximately 5.06 acres rezoned to Residential-10 Conditional Use.

Conditions dated: (04/23/02)

A. A cross-access agreement shall be provided for the adjacent property to the north with PIN# 1724983333, upon development of the subject property.

B. All freestanding exterior lighting outside of any transitional protective yards, shall not exceed twenty- (20) feet in height.

C. All buildings shall be limited to a maximum building height of two stories (31 feet).

D. No direct vehicular access to and from New Hope Road shall be provided for this property.

E. At the time of site plan approval for the property, a transit easement of 15 ft. x 20 ft. shall be dedicated to the City.

F. That no fence greater than four feet (4') in height be installed within twenty feet (20') of the right-of-way of New Hope Road, and that between twenty feet and fifty feet of the right-of-way of New Hope Road any fence greater than four feet (4') in height be installed with planting materials so that seventy-five per cent (75%) of its surface area will be screened from New Hope Road within three (3) years of erection of the fence.

G. That all refuse containers and mechanical equipment be fully screened from public view and the adjacent properties, and that screening be of a design and materials compatible with those of the principal building.

H. The existing tree protection areas on the south side of the property shall be retained to a depth of 10 feet and on the west side of the property shall be retained to a min depth of 20 feet and an average depth of 30 feet except where the transit easement and its connecting walkway will be constructed.

I. A preliminary site plan for the development of the property shall be submitted to the Raleigh Planning Commission for their review and approval.