ORDINANCE (2001) 982 ZC 497
Effective: April 17, 2001

Z-31-01 Ebenezer Church Road, east side, north of Glenwood Avenue, being Wake County PIN 0777.02-78-0049. Approximately 1.95 acres rezoned to Thoroughfare District Conditional Use.

Conditions dated: (04/04/01)

1. A maximum of 10 dwelling units shall be permitted on the site. City Code section 10-2073(e) requires any development in a Thoroughfare District containing any dwelling, congregate care structure, or equivalent dwelling unit to be situated on a minimum tract of ten acres. Therefore, this 1.95-acre parcel must be combined with other property zoned Thoroughfare District, totaling a minimum of 10 acres.

2. Only those uses allowed in a Residential-20 or Office & Institution-1 zoning district shall be permitted.

3. Maximum building height shall be 42 feet.

4. The storm drainage system shall be designed such that the post-development discharge is released at a rate (cfs) equal to or less than the rate expected if the site were developed as Residential-4.

5. The reimbursement value for any required additional right-of-way for Ebenezer Church Road shall remain at Residential-4 value.

6. The proposed development shall make available a 15'x20' transit easement on Ebenezer Church Road to support future transit and pedestrian connection enhancements in the area. Prior to site plan approval, the Transit Division shall review and approve the easement location.

7. A 50' natural protective yard shall be provided adjacent to Ebenezer Church Road.