ORDINANCE (2002) 296 ZC 524
Effective: 10/1/02

Z-43-02 Creedmoor Road, north side, being Wake County PIN's 0796.17-21-0379 and 0796.17-22-2097. Approximately 43.1 acres rezoned to Conservation Management (15.09 acres) and Residential-15 Conditional Use District (27.46 acres).

Conditions dated: (9/25/02)

For purposes of the following conditions, Tax Parcel PIN 0796.17-21-0379 and Tax Parcel PIN 0796.17-22-2097 shall collectively be referred to as the "Property."

(1) The residential density of development upon the Property shall not exceed an average density of twelve (12) units per acre.

(2) In order to mitigate the rezoning of the 0.1-acre of the Property now zoned Conservation Management and which has slopes greater than fifteen percent (15%), the area of the Property shown as "Mitigation Area" on the zoning map attached to this petition as Exhibit F shall remain undeveloped and all trees shall be preserved within such area. All provisions of the Code applicable to the Conservation Management District shall be applicable to such area.

(3) Reimbursement for any required right-of-way dedication shall be based on the existing R-10 and Conservation Management District values.

(4) There shall be provided to the City of Raleigh a transit easement twenty (20) feet by fifteen (15) feet in size adjoining the right-of-way of Creedmoor Road Extension.

(5) The property shall be developed in a manner consistent with the provisions of the Crabtree Small Area Plan.

(6) Prior to the submission of a site plan with respect to the Property, a survey of all trees fifteen (15) inches or greater in caliper located in areas of the Property outside the Conservation Management District Area and a Tree Preservation Plan shall be submitted to the Landscape and Design Committee of the Appearance Commission.

(7) Any open-air stormwater facilities upon the Property visible from adjoining parcels or public rights-of-way shall be designed as site amenities, and landscaped with site-appropriate vegetation to SHOD-4 standards (with a protective yard calculated from the permanent pool line).

(8) Free-standing light poles upon the Property shall not exceed eighteen (18) feet in height.

(9) Unless required by the City upon site plan approval, there shall be no direct vehicular access from the Property to Glenwood Avenue.

(10) Subject to site plan approval, the Property shall be served by at least two points of vehicular access on Creedmoor Road Extension. Upon development, or prior thereto, an offer of cross access shall be made to Tax Parcels 0796.18-21-8350 (Nationwide Mutual Insurance Company) and 0796.18-20-6894 (Nationwide Mutual Insurance Company).

(11) There shall be installed and maintained along the right-of-way of Creedmoor Road a streetyard a minimum of forty (40) feet in width landscaped to SHOD-2 standards. Up to thirty percent (30%) of such area may be utilized for curb cuts, utilities, and stormwater controls and devices.

Exhibit F can be found in the case file located in the Planning Department.