

**Z-77-04 – Louisburg Road**, north side, being various Wake County PIN's. Approximately 271.43 acres rezoned to Residential-6 Conditional Use.

Conditions dated: (12/2/04)

For purposes of the following conditions, the parcels with the following PIN numbers are referred to as the "Property": 1748.03-21-8062 (portion north of Hwy 401); 1748.03-23-1111; 1748.03-42-5047 (portion north of Hwy 401); 1748.03-12-9255; 1748.03-12-6402; 1748.03-22-2143; 1748.03-22-0640; 1748.03-22-2225; 1748.03-21-2969; 1748.03-21-3825; 1748.03-11-1996; 1748.03-11-1816; 1748.03-11-2886; 1748.03-23-1683.

- (a) Residential development of the Property shall not exceed 4.5 units per acre.
- (b) Dwelling units upon the Property shall consist only of single family detached dwellings, townhouse development, or unit ownership (condominium) development (or a combination thereof) and related amenities and accessory uses.
- (c) Along the boundary of the Property with Tax Parcels PIN 1748.10-4373 (Heater Utilities, Inc.), 1748.03-10-6229 (Lail), 1748.03-10-7350 (Spencer), and 1748.03-10-9245 (Thielemann), there shall be maintained an undisturbed protective yard thirty (30) feet in width. It is provided, however, that the owner may disturb such protective yard for the installation of a paved trail five (5) feet in width and for the installation of utilities and stormwater control and/or treatment facilities and devices, and for the removal of underbrush and dead, dying, diseased and noxious vegetation.
- (d) With respect to the remaining boundary of the Property along those portions of the boundary that are within two hundred (200) feet of a residence in existence at the time of the approval of this case, there shall be maintained an undisturbed protective yard twenty (20) feet in width. It is provided, however, that the owner may disturb such protective yard for the installation of a paved trail five (5) feet in width and for the installation of utilities and stormwater control and/or treatment facilities and devices, and for the removal of underbrush and dead, dying, diseased and noxious vegetation.
- (e) Submitted with these conditions is an aerial photograph of the Property dated 2002. Areas of the Property containing trees are identified on the aerial photograph. Upon development, trees within twenty percent (20%) of the areas so identified shall be actively preserved and protected.
- (f) Vehicular access to the Property shall be limited to a maximum of three (3) points on Louisburg Road.
- (g) Upon development of the Property, an offer of vehicular cross-access shall be made to Tax Parcel PIN 1748.0-33-5307.

- (h) A SHOD-3 yard fifty (50) feet in width shall be maintained along the boundary of the Property with the right-of-way of Louisburg Road. Points of vehicular ingress and egress to the Property may pass through such yard and utilities and stormwater control pipes, facilities, and devices may be installed therein.
- (I) Prior to development of the Property, the owner shall submit a subdivision plan with respect to the Property which shall have a street plan approved by the Raleigh Department of Transportation. Development of the Property shall be in accordance with this subdivision plan.

Reference aerial map next page.



