

Ordinance (2004) 745 ZC 560
Effective 12-7-04

Z-62-04 – Cross Link Road, west side, being Wake County PIN 1712-05-8573. Approximately 10.0 acres rezoned to Residential-6 Conditional Use.

Conditions: 11/20/04

1. Development of the subject property will be limited to single-family detached dwellings.
2. The maximum number of units proposed will not exceed 43 units.
3. Cross-access will be provided to adjacent properties to the north and south.
4. Reimbursement for future right-of-way dedication shall remain at pre-existing R-4 rates.
5. All structures shall be residential in character with the principal roof structure having a minimum 3:12 pitch; traditional residential siding of brick, masonry, synthetic stucco or wood, masonite, hardiplank or vinyl lap siding; with windows & doors combined representing no less than 15% and no greater than 60% of the front facade.
6. All structures shall be no greater than two (2) stories or thirty-five (35) feet in height.
7. All parking will be limited to accommodate individual dwellings and no parking lots will be installed between the structures and Cross Link Road.
8. Prior to subdivision or building permit issuance, whichever shall first occur, the property owner shall dedicate a 10' (adjoining the right-of-way) x 6' (deep) transit easement adjacent to Cross Link Road to support transit services in the area. The transit division shall review and approve the easement location and the City Attorney's office shall approve the easement document prior to recordation.