Ordinance: 793 ZC 756
Effective 2/6/17

Z-20-17 – Leesville Road, at the southeast corner of its intersection with Lynn Road, being Wake County PIN 0787829005 (formerly: 0787828265 and 0787819914), approximately 4.3 acres rezoned to Residential Mixed Use-3 Stories-Conditional Use (RX-3-CU).

Conditions dated: November 22, 2017

1. The property shall be restricted to residential uses and minor utilities, as defined by Chapter 6 of the UDO.

2. The maximum density for the property shall be limited to 12 dwelling units per acre.

3. Prior to the issuance of the first building permit for the development, the developer shall construct a ten (10) foot wide asphalt shared use path along and adjacent to the South side of Lynn Road within the existing right of way.

4. Prior to issuance of a building permit for new development or recording a subdivision plat, whichever occurs first, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be established during site plan or subdivision review, and the easement deed approved as to form by the City Attorney's Office.

5. Prior to the issuance of a certificate of occupancy for the first unit fronting Leesville or Lynn Roads, the developer/builder shall plant four (4) 3.5" caliper shade trees and fifty (50) 24" tall evergreen shrubs for every one hundred (100) feet of frontage devoid of vegetation.