

ORDINANCE 453 ZC 445
Effective: 11/17/98

Z-69-98 Poole Road, south side, between Old Poole Road and Maybrook Drive, being Wake County Tax Map Parcel 1733.17 21 4718. Approximately 8.9 acres rezoned Residential-10 Conditional Use.

Conditions: (10/28/98)

Conditions requested to allow single family detached housing that will comply with all City of Raleigh requirements for proposed zoning district R-10 CUD. Maximum single family detached units on this parcel not to exceed 52. Upon development the rate of storm water runoff will comply with certified recommendation 7107 of the Raleigh Planning Commission.

1. Reimbursement for extra right of way dedicated on Poole Road will be at the prevailing R-4 value.
2. Developer to provide a 30 foot wide natural buffer between Eagle Chase R-4 homes on east and south side. The 30 foot buffer will be part of the residential lot. PIN #'s for lots in Eagle Chase joining the 30 foot buffer:

173318217233	1733215034	1733217710
1733216022	173318217223	1732217321
1733217223	1733213063	1733218217808
1733217046	1733207926	1733217223
173318217729	1733205833	1733217125
173318217613	1733212083	173318217525
1733214043	1733217329	173318217613
1733217613	1733217417	173317211095
173317214043		

3. The natural buffer will not be disturbed except for the following:
 1. The installation of additions trees and plants;
 2. The removal of diseased, unhealthy and unsafe shrubs or trees;
 3. Installation of utility and drainage facilities provided that, no more than "thirty (30%)" of the land area in the 30 foot buffer is disturbed.
4. Developer to provide land for a playground area not to be smaller than the smallest lot in the subdivision. Land to be deeded to a home owners association on or before 50% of housing units are sold and closed in the subdivision.

The home owners association will be established prior to the recordation of any lots. The city attorney will approve the homeowners association declarations prior to the recording of any lots.