

Z-115-96 Baileywick Road, southwest side, between Stoney Run Drive and Lead Mine Road, being Map 1708.01, Block 05, Parcels 6189, 9168, 7346, 8471 and 7526, and Map 1708.13, Block 04, Parcels 7984 and 7871, approximately 8.9 acres rezoned to Residential-6 Conditional Use (6.7 acres) and Office and Institution-1 Conditional Use (2.1 acres).

Conditions:

For Both Proposed Districts:

1. Reimbursement for extra right-of-way will remain at Rural Residential values.
2. Any portion of the site draining into the Falls Lake Basin will be subject to the standards in the Raleigh zoning ordinance for the Watershed Protection Area Overlay District.
3. Stormwater redirected from the Falls to Crabtree Basin through site grading will be detained to handle a 10 year storm over a 12 hour period.
4. A minimum 25 ft. protective yard will be retained along the entire frontage of Baileywick Road.

In the proposed O&I-1 District (+/- 2.14 ac):

5. Maximum building height will be two (2) stories or 26' (if flat roof) or 36' (if pitched roof)
6. 30% of the property currently draining to the Falls Basin (less future R.O.W.) will be retained in its natural state except for any required utility easement, which shall be installed in the same manner as set forth in 10-5006(a)(11)a. (See Note "A" below)

For the proposed R-6 District:

7. 40% of the property currently draining to the Falls Basin (less future R.O.W.) will be retained in its natural state except for any required utility easement, which shall be installed in the same manner as set forth in 10-5006(a)(11)a. (Also see Note "A" below)

NOTE "A"

A tree removal permit may be issued for wooded area clean-up for shade trees fifteen and five-eighths (15-5/8) inches in circumference (five (5) inch caliper) or less and understory trees six and one-quarter (6-1/4) inches in circumference (two (2)-inch caliper) or less. No permit for such tree removal will be issued unless and until a plan is submitted showing how the work will be undertaken without compacting soils and damaging preserved trees and maintaining minimum applicable requirements. Said plan shall show the nature and extent of all trimming.