

Ordinance 535 ZC 453
Effective 4/6/99

Z-27-99 Spring Forest Road and Timber Ridge Drive, southwest intersection, being a portion of Wake County Tax Map Parcel 1716 79 6254. Approximately 1.4 acres rezoned to Residential-10 Conditional Use.

Conditions: (03/24/99)

1. No more than thirteen (13) dwelling units will be permitted.
2. Permitted uses. All uses allowed within the Residential-10 (R-10) district may be permitted except that the following uses are specifically excluded:
 - a. Civic Club
 - b. Rooming House
 - c. Guest House
 - d. Lodging House
 - e. Bed & Breakfast Inn
 - f. Tourist Home
3. A maximum of one (1) vehicular access point will be allowed on Timber Ridge Road.
4. Subject to City/NCDOT approval, a `right in/right out' vehicular access may be allowed onto Spring Forest Road.
5. The zoning for the portion of this parcel located on the north side of Spring Forest Road shall remain as Residential-6 (R-6) District.
6. All development will comply with the stormwater provisions of Certified Recommendation CR 7107.
7. For the purposes of reimbursement, street right-of-way conveyed to the City shall remain at the current R-6 zoning value.
8. Protection of trees along the western property line, adjacent to the property zoned R-6 will be accomplished with a transition yard which shall be an average of 15 feet in width and preserve all healthy trees over 5 inches in diameter.
9. Tree protection will be provided for the street trees along Spring Forest Road that were planted as part of the past streetscape project.