

Z-9-97 Lake Boone Trail, south side, between Cambridge Woods Way and Glenwood Avenue, being Map 0795.20 92 9433. Approximately .4 acre rezoned to Residential-6 Conditional Use.

Conditions: 4/18/97

1. Residential density will be restricted to no more than two single family detached dwelling units, however, if zoning case Z-8-97 is approved, there will be no more than a total of three single family detached dwelling units on this property and the property which is the subject of Z-8-97 (together with a portion of multi-family Building 1100 upon this property as shown upon the Exhibit A attached).
2. If redeveloped, the property subject to this petition (the "Property") shall be redeveloped only as a part of "Phase 2A" of Glenwood Gardens Condominiums as depicted conceptually in the attached Exhibit A, Glenwood Gardens Phase 2A, dated April 14, 1997, and shall be subject to the conditions for the approval of GH-14-96, as applicable.
3. If the Property is redeveloped, no clearing, demolition, or other activity except for installation of fence, water, sewer, storm drainage or other utility lines or construction of Essex Circle (not including the cul de sac) with respect thereto shall occur until a construction permit is issued for development of Phase 2 of Glenwood Gardens Condominiums (GH-14-96) as approved by the Raleigh City Council.
4. Any single family dwelling constructed upon the Property shall not exceed thirty-five and one-half (35 1/2) feet in height as measured from the finished floor elevation of the garage to the mid point of the sloped roofs as per the Code of the City of Raleigh.
5. Any multi-family dwelling constructed upon the Property shall not exceed in height two occupied stories above parking, i.e., a maximum of thirty-six (36) feet, four (4) inches, as measured from the finished floor elevation of first (ground) floor to the mid point of the sloped roofs as per the Code of the City of Raleigh.
6. All light sources shall be shielded and there shall be no direct beaming of light from the Property into any residential parcel adjoining the Property.
7. A street protective yard twenty (20) feet in width measured from the existing right of way of Lake Boone Trail shall be imposed upon the western portion of the Property, which protective yard may be crossed and/or reduced for utility installation, street widening and such other purposes as permitted by the City of Raleigh. Trees existing within the street protective yard as of the date of the approval of this rezoning by the Raleigh City Council which are eight inches (8") or greater in diameter measured one-half (1/2) foot above the ground level shall be retained other than those removed as a result of utility installation, street widening and such other purposes permitted by the City of Raleigh; provided, however, that damaged, diseased or dead trees and vegetation may be removed from the protective yard as needed.

(Exhibits can be found in the case file located in the Planning Department)