

Ordinance 709 ZC 470
Effective 1/4/00

Z-113-99 Avent Ferry Road, east side, between Tryon Road and I40, being Wake County Tax Parcel 0782 49 8131. Approximately 1 acre is to be rezoned from Conservation Management and Rural Residential to Residential-10 Conditional Use.

Conditions: 12/16/99

A. Development of the property will comply with Certified Recommendation 7107 of the Raleigh Planning Commission.

B. The residential density of all areas of the Property shall be limited to 10 dwelling units per acre. Dwelling units upon the Property shall consist only of detached dwellings, townhouse development, or condominiums (or combination thereof) and related amenities and accessory uses. Dwelling units of the Property will be limited in height to three stories of 45 feet. No dwelling unit consisting of more than (3) bedrooms shall be located on the Property. No dwelling unit upon the Property shall be occupied by more than 3 unrelated individuals.

C. The Neuse River riparian buffer rules, as established by the Division of Water Quality of the North Carolina Department of Environment and Natural Resources shall apply to the Property in accordance with their terms and provisions. Where the riparian buffer rules do not apply to the Property in accordance with their terms and provisions, the following buffer requirements shall be observed where applicable: undisturbed areas 25 feet in width will be maintained on either side of the centerline of any intermittent streams draining the areas of the Property zoned Conservation Management District.