

**Z-89-98 Kent Road**, east side, south of Green Leaf Street, being a portion of Wake County Tax Map Parcel 0793.05 18 0929. Approximately 2 acres to be rezoned to Residential-15 Conditional Use.

Conditions: 01/13/99

1. The building height of any and all buildings to be limited to two stories or 25 feet.
2. Stormwater control shall be accordance with City of Raleigh Planning Commission CR-7107.
3. A 6 foot high wooden closed fence shall be constructed and maintained no more than 10 feet from common boundary of properties with PIN# 0793.09 9126, 0793.19 0156, 0793.19 1127 and 0793.19 1198.
4. An undisturbed protective yard of no less than 10 feet in width shall be provided from common boundary of properties with PIN# 0793.09 9126, 0793.19 0156, 0793.19 1127, 0793.19 0624 and 0793.18 8880. Except where necessary to install the above described fence, plant additional vegetation, remove diseased or nuisance vegetation as advised by City Arborist and install utilities and storm drainage required by the City of Raleigh, the protective yard shall remain undisturbed. All trees 5" caliper and larger in this protective yard shall be protected with a tree protection fence to the standards of the City of Raleigh Code section 10-2082.5(f).
5. An undisturbed protective yard of no less than 20 feet in width shall be provided from common boundary of property with PIN# 0793.19 1198. Except where necessary to install the above described fence, plant additional vegetation, remove diseased or nuisance vegetation as advised by City Arborist, and install utilities and storm drainage as required by the City of Raleigh, the protective yard shall remain undisturbed. All trees 5" caliper and larger in this protective yard shall be protected with a tree protection fence to the standards of city of Raleigh Code section 10-2082.5(f).
6. The maximum number of dwelling units to be limited to 24 dwelling units.
7. Any and all structures will be constructed at least 60 feet from common boundary of properties with PIN# 0793.09 9126, 0793.19 0156 and 0793.19 1127.
8. Any and all structures will be constructed at least 100 feet from common boundary of property with PIN# 0793.19 1198.
9. The number of parking spaces for the dwelling units on this site to be limited to 84 spaces (3 1/2 spaces per unit).
10. An existing 10" caliper maple tree near the southwestern corner of the property along Kent Road will be preserved.