

**Z-46-97 Peace Street**, north side, between Glenwood Avenue and N. West Street, being Map 1704.18 42 9272 and 9321. Approximately .6 acre rezoned to Residential-30 Conditional Use.

Conditions: 7/10/97

1. The resulting residential development shall consist of either a townhouse development or unit ownership development of single family or attached dwelling units limited to a maximum yield of twelve (12) dwelling units.

2. An attached townhouse development or unit ownership development of the entire zoned area shall be limited to a total of not more than three (3) buildings containing attached dwelling units.

3. Exterior building materials shall be in terms of texture, appearance and quality be made of the same or compatible materials used on the homes fronting Glenwood Avenue and Devereux Street that backup to and abut the subject area. Vinyl and aluminum siding shall not be used.

4. The main roof of proposed buildings or additions shall have a minimum slope of four (4) to twelve (12).

5. Building heights as calculated by applicable City of Raleigh ordinances shall not exceed the height of the highest apex for a roof of a house on the southeast side of the 500 block of Devereux Street.

6. Exterior Lighting

a. Exterior area lights of any type shall be located outside of any required transitional protective yards.

b. Pole style lights shall not exceed a height of eighteen (18) feet. They shall employ fixtures that create downlighting only and shield the view of the light source from the sides.

c. Within one hundred (100) feet of the existing rear lot lines of parcels fronting on Devereux Street and the subject parcel, exterior lighting shall be limited to either:

1. bollard style fixtures of a maximum height of three and one-half feet with the light source shielded from adjacent parcels; or

2. wall mounted light fixtures that create primarily down lighting with the light source shielded from view and the fixture at a maximum height of twelve (12) feet on the wall; or

3. combinations of 1 and 2 above.

7. Dwelling units constructed on the subject property shall have a minimum of 1200 square feet of floor area gross not including any garage space.

8. A preliminary site plan shall be submitted to the Raleigh Planning Commission and be reviewed in accordance with Code Section 10-2132.2(c).

9. At the time of filing for preliminary site plan approval, a copy of the site plan shall be mailed to the owners of the following residentially used properties abutting the subject site:

Wake County PIN #:

1704.14-42-9504 (Barker)

1704.18-42-7374 (Durham)

1704.14-42-9555 (DiGregorio)

1704.18-42-7350 (Byrd)

1704.15-52-0514 (Armentrout)

1704.18-42-7379 (House)

1704.15-52-0554 (Higgins)

10. Within the side development area exclusive of rights-of-way, utility services shall be placed underground to the point where they connect to the new buildings.

11. HVAC units shall be screened from view from adjacent parcels on either Glenwood Avenue or Devereux Street.

12. Chimneys (if used) shall be of masonry construction.

13. There shall be no exposed external stairwells leading to second floor levels for any buildings or dwelling units constructed on the site.

14. Subject to the provision by the owners of the parcels listed herein of an easement area at the rear of their respective Wake County parcels being PIN Numbers:

1704.14-42-9504 (Barker)

1704.15-52-0514 (Armentrout)

1704.14-42-9555 (DiGregorio)

1704.15-52-0554 (Higgins)

The developer shall install a minimum six (6) foot tall closed wooden fence to shield these parcels from vehicular surface areas and parking spaces occurring within fifty (50) feet of the common boundaries of the subject area and these parcels.