

Z-26-93 Creedmoor Road, east side, between Sawmill Road and Lynn Road, south of Good Shepherd Lutheran Church, being a portion of Parcel 4, Tax Map 323, rezoned to Residential-6 Conditional Use District, according to map on file in the Planning Department.

CONDITIONS:

1. The property will be used for single family detached houses only.
2. All lots created that adjoin lots zoned R-4 will be a minimum of 10,890 sq. ft. and adhere to minimum of 30 ft. rear setback (same as regular R-4). The lots contiguous to Tax Map 323, Parcel 2 will be no less than 10,305 sq. ft. in land area.
3. No more than seven and one-half lots may adjoin the plated lots in Hidden Valley North (Tax Map 323, Parcel 55 and 725 and Tax Map 301 Parcel 97, 98, 99 and 100). These seven and one-half lots must have a minimum of 104 feet each along the rear property boundary of each lot.
4. If the proposed plan will increase peak discharges for the two and ten year storms above pre-development peak discharges, then the Olde Raleigh Realty Developers agree to submit additional off-site plans to the homeowners that will correct this problem. The corrections must be agreeable to the City of Raleigh. Any off-site corrective measure must be completed prior to issuance of the first house building permit.
5. There will be no more than 102 lots.
6. The development will be done in two or more phases. Each phase will develop a proportional number of lots which back up to Creedmoor Road.
7. Subject to the City of Raleigh's approval, the Northern most entrance to the development off of Creedmoor Road, would be designed and constructed to match up with the entrance of Village Grove Road onto Creedmoor Road.