

Z-26-92 Tryon Road, south side, between Mid-Pines Road and Ivydale Drive, across from Stone's Southern School Supply, outside the City Limits, Tax Map 603, Parcel 174, 30 acres, rezoned to Thoroughfare District Conditional Use with amended conditions dated August 18, 1992 according to map on file in Planning Department.

CONDITIONS:

A. Uses shall be limited to those allowed within the Residential-4 District plus a public golf driving range and accessory uses thereto.

B. Any buildings, parking and equipment storage areas for non-residential uses shall be confined to an area 400 feet in depth south of and parallel to Tryon Road which shall either be developed in such a manner that storm water run-off will exit by gravity to the north and east out of the Swift Creek Drainage Basin or shall be developed subject to the density and impervious surface limitations for residential uses in Secondary reservoir Watershed Protection areas.

C. The only non-residential use (other than those allowed in the Residential-4 District) to which the balance of the property shall be devoted shall be the retrieval of golf balls which land therein as a result of operation of the driving range herein described. The Secondary Reservoir Watershed Protection Overlay shall remain in effect.

D. Any additional right-of-way needed and slope easement for the widening of Tryon Road and Gorman Street Extension (neither to exceed 1/2 of 110 feet) shall be reimbursed at Rural Residential value.

E. As a supplement to other yard spaces and transition screens required by the Raleigh City Code, the following buffer will be maintained for so long as tax parcels 603-13, 603-112 and 603-113 are zoned or used for residential purposes:

(i) Along the west boundary of the rezoned property, a berm, new or existing vegetation, and/or changes in grade prior to occupancy, will be constructed and maintained from the line of Tryon Road, thence running 250 feet south, of sufficient height and width once vegetation is mature to restrict the direct view of vehicle headlights from a pedestrian standing 50 feet from said boundaries.

(ii) The buffer shall be a minimum of 20 feet in width, and any berm and landscaping shall comply with NCDOT and City of Raleigh standards regarding driveway sight requirements.

F. Should the boundary separating the Walnut Creek and Swift Creek Watersheds be altered during the development process, the total acreage within each watershed should remain approximately the same.

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G. Any parking lot or field lighting shall be aimed and/or shielded so as to prevent direct view of the light source from adjacent residentially zoned properties.

H. Continuity of the proposed City of Raleigh greenway shall be respected in the development of this property. The site plan for any non-residential use shall require City Council approval.