

Ordinance (1999) 717 ZC 471
Effective: 1/18/00

Z-95-99 Lynn Road, north side, opposite Pleasant Pines Drive, being Wake County PIN 0787 53 0140. Approximately 1.17 acre rezoned to Residential-6 Conditional Use.

1. Upon development or redevelopment of the property, a six foot tall closed fence will be constructed within ten (10) feet of the entire east side of the property, adjacent to Wake County Tax Parcels 0787 53 2242 (Holt), 9787 53 2132 (Matthews), 0787 53 2032 (Goudey), and 0787 52 3784 (Smith); and the north side of the property adjacent to Wake County Tax Parcel 0787 43 6507 (Wake County Board of Education).
2. At least forty (40) percent of the large oak trees on the property will be actively preserved. These are indicated on the attached tree survey map. The tree save area will comply with City Code.
3. Right-of-way conveyed to the City for Lynn Road shall be for purposes of reimbursement maintained at R-4 value.
4. Upon development, stormwater discharge for the two and ten year storm shall be limited to the rate as currently developed (residential buildings existing on site - see map). No open, permanent stormwater basin shall be utilized to satisfy this condition. Where feasible, pervious surfaces for parking and driveways will be employed.
5. Any exterior lighting shall be aimed downward and shielded so as to prevent direct view of the light source from adjacent residential properties.
6. All refuse containers and HVAC units will be maintained within wooden or masonry enclosures or otherwise screened from direct view from adjacent residentially-zoned lots.
7. Any buildings constructed on the property shall not exceed two (2) occupied stories or thirty-five (35) feet in height.