

Z-36-95 Falls of Neuse Road, east side, between Harps Mill Road and Salem Woods Drive, being a portion of Parcel 6486, Tax Map 1717.09. Approximately 2.25 acres rezoned to Office and Institution-2 Conditional Use.

Conditions: (Dated 6-2-95)

1. The stormwater runoff drainage system will comply with CR 7107 (see attached Certified Recommendation of the City of Raleigh Planning Commission regarding preliminary Stormwater Requirements for Rezoning Requests, 6-29-88). Specifically, the storm drainage system for any further development discharge if released at a rate (cfs) equal to or less than current rate of discharge at the present R-4 zoning. This guideline should be met for two and ten year frequent storms. The property owner shall be responsible for damages or abatement steps necessary to solve stormwater runoff problems in Tanbark Woods Subdivision resulting from noncompliance with CR 7107.
2. A 100', undisturbed, naturally wooded buffer, or "protective yard", shall be maintained in the east boundary of the property adjacent to residential property in adjoining Tanbark Woods Subdivision. Existing trees and foliage to be maintained consistent to densely-wooded, mature hardwoods and loblolly pines. Hardwoods are predominately Red Maple, Yellow Tulip Popular, and Sweet Gum, and include numerous trees of 15" to 20" in diameter, reaching heights of over 50'. Smaller trees include Dogwood and Black Gum. Understory foliage consists of dense flowering honeysuckle, ferns, and assorted wild plants and vegetation. Notwithstanding this limitation the owner may install drainage devices except settlement Basin Pond and permanent storm water Retention Pond, within the protective yard if such devices are needed to comply with subparagraph (a) above. Even after drainage devices are installed, the buffer shall contain landscape meeting the city code requirements for transitional protective yards and open gaps are caused by the removal of trees greater than 3 inches in caliper, the developer shall replant trees at least three inches in caliper to eliminate the open gap, if any.
3. No building will exceed 30' in height.
4. Right-of-way dedications will be reimbursed at R-4 facility rates.
5. Use Limitation: Hotels and motels, multi-family housing, parking decks, cemeteries, telecommunication towers, and hospitals shall be prohibited.
6. No more than one driveway onto Falls of Neuse Road will be installed on the rezoned property.
7. Adjacent residential property owners in Tanbark Woods Subdivision shall be notified by the property owner at the earliest possible opportunity of any future development planned for the property; This notification shall be provided as soon as any discussion of potential development of the property occurs with the City of Raleigh or when any preliminary sketches or plans are submitted to the City for staff review and/or comment.