

Z-15-96 North of U.S. 64 East, along the east side of the Neuse River, being Map 1734.02, Block 65, parcel 3035 (portion), and Block 75, Parcel 3273 (portion) to be rezoned to Residential-15 Conditional Use.

Conditions: (1/29/96)

1. A vegetative Buffer area will be maintained along the Neuse River. The buffer area, as measured from the eastern bank of the Neuse River, shall be a width of 150 feet or the 100-year floodway fringe, whichever is greater. Existing vegetation shall be maintained except for:
 - a. Treatment or removal of nuisance or diseased vegetation;
 - b. Construction accessory recreational facilities, in addition to electric, telephone, gas, water, sewer, storm water facilities and other utilities approved by the appropriate local government authority. Any such construction shall be designed and undertaken so as to create as little disturbance of the buffer as possible while still honoring public health and safety requirements;
 - c. The planting of new vegetation, construction of fences, walls, berms, entrance features or similar construction which tends to enhance the area's visual appeal, sight and noise screening characteristics.
 - d. Nothing contained herein shall be construed to allow activity within 150 feet from the bank of the Neuse River which is prohibited in the standard Raleigh Greenway Deed of Easement, a copy of which is attached hereto, except construction of all necessary public utilities required by any governmental agency or required for the construction of any development outside of the greenway.
2. Any development of the subject property shall be in compliance with Raleigh Planning Commission Certified Recommendation No. 7107.
3. Out of the Vegetative Buffer area described in Condition No. 1 above, a greenway measuring 150 feet in width from the river bank shall be dedicated to the City prior to any building permits being issued.
4. Any proposed development of the subject property will be limited to a maximum of 11.5 units per acre.