

ORDINANCE 339 ZC 434
EFFECTIVE 6/2/98

Z-41-98 Strickland Road, south side, between Running Cedar Trail and Baileycroft Drive, being Wake County Tax Map Parcel 1708.19 70 4554. Approximately 1.2 acres rezoned Residential-10 Conditional Use.

Conditions: (05/26/98)

A. Development of this property will comply with CR-7101 concerning storm water run off. The storm drainage system will be designed such that the post-development discharge is released at a rate equal to or less than the rate expected if the site were zoned Residential-4.

B. Access to the property will be limited to one intersection on Strickland Road.

C. Reimbursement values for additional right-of-way needed to widen Strickland Road will remain at R-4 values.

D. No more than 6, total, single family (1 unit) and or duplex (2 dwelling units) will be developed on this parcel. For example, if the project is composed entirely of duplex homes, three structures, each with two dwelling units would be constructed.

E. In order to preserve the mature stand of trees within the property, best management practices, including fertilization, root pruning, top pruning, and a 10' minimum radius area will be left undisturbed for those trees to remain. The trees preserved by these methods which do not meet the tree preservation ordinance will not be used for credit for existing trees for landscape requirements. Seventy five percent of the trees within the property will be preserved. A tree survey identifying specific trees to be saved will be submitted with site plan documents.

F. A landscape and tree buffer or a privacy fence will be installed where none exists, along the south property line, to the adjoining townhome residences.