

Z-48-99 Lead Mine Road, east side, south of Sawmill Road, being Wake County Tax Map Parcels 1707.09 06 3199 and 1707.09 05 3624. Approximately 6 acres requested to amend the existing Residential-6 Conditional Use conditions.

Conditions: 05/04/99

For the purposes of the following conditions, tax parcels 1707.09-06-3199 and 1707.09-05-3624 are referred to as "Property."

1. All uses allowed in the R-4 zoning district except that all dwelling units shall be attached townhouse or unit ownership (condominium) dwellings as approved under Part 10 of the City Code, with a maximum number of thirty-six (36) dwellings units allowed (provided that the total acreage of the Property supports such number of dwelling units).
2. Stormwater runoff control measures shall meet or exceed the standard of Planning Commission Certified Recommendation 7107 and the standard shall be applied as if the Property was zoned R-4 District prior to rezoning.
3. If the Property is developed for more than thirty-two (32) dwelling units, subject to site plan approval the number of vehicular access points from the Property to Lead Mine Road shall be no more than two (2).
4. If the Property is developed for more than thirty-two (32) dwelling units, all of that portion of the Property identified as "Natural Area - 1" on the map attached hereto as Exhibit C-1 shall remain undisturbed. It is provided, however, that dead, dying or diseased trees may be removed from such area, walking paths and other park amenities (such as picnic tables) may be constructed or installed therein, a driveway and curbcut to Lead Mine Road may be located therein, and utilities including stormwater pipes, devices, and detention facilities may be installed therein.
5. If the Property is developed for more than thirty-two (32) dwelling units, an undisturbed area of fifty (50) feet in width shall be maintained along the boundary of the Property with tax parcels 1707.09-05-5794, 6818, 5997, 1707.09-06-5075, 5163, 5282, 5390, and 6328. Such area is identified as "Natural Area - 2" on Exhibit C-1. Dead, dying or diseased trees may be removed from such area and utilities including stormwater pipes, devices, and detention facilities may be installed therein.