

ORDINANCE NO. (2019) 953 ZC 778
Adopted 6/4/19

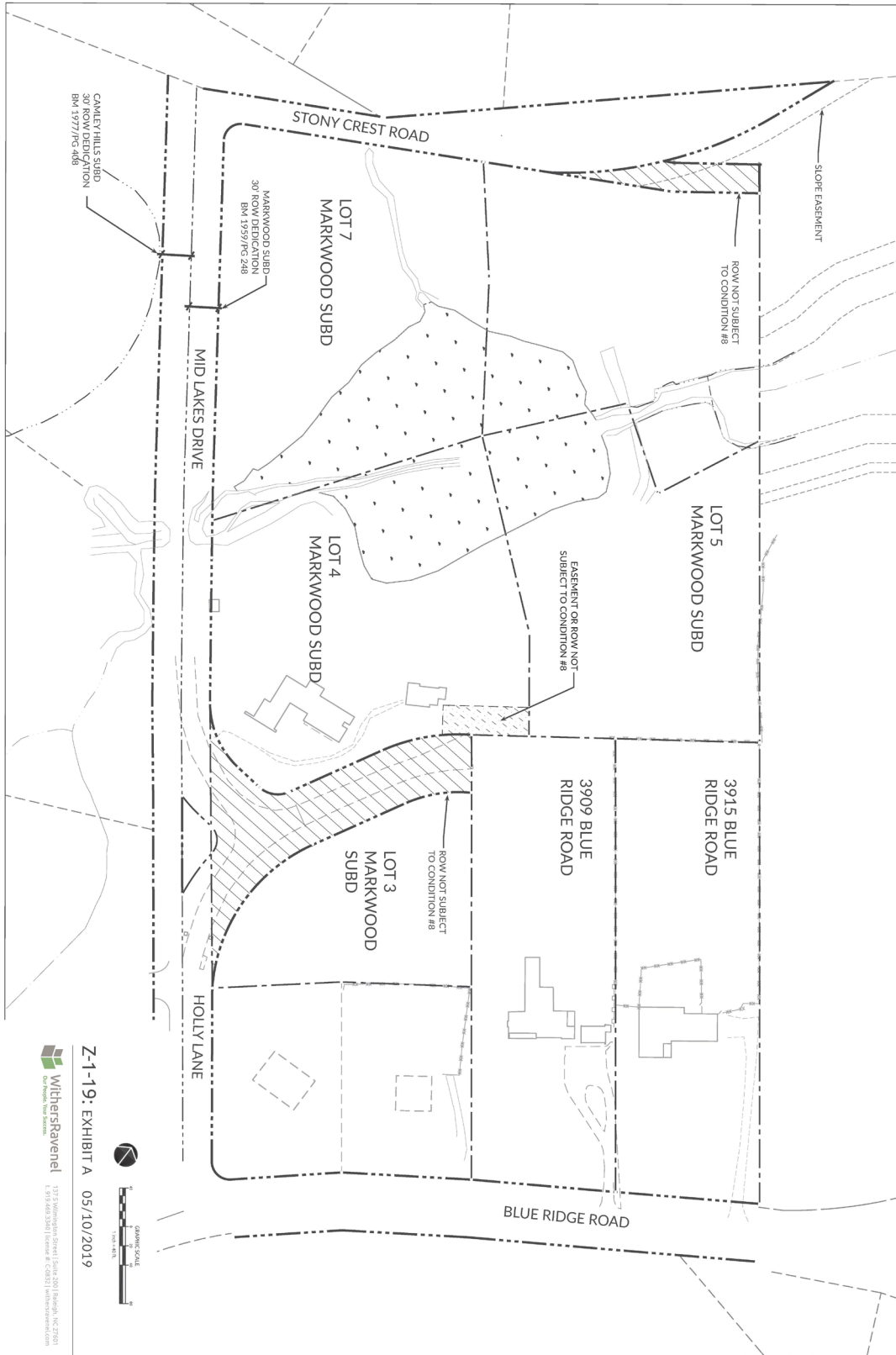
Z-1-19 – 3 Unassigned Holly Lane Addresses, 3803 Holly Lane, 0 Mid Lakes Drive, 3909 Blue Ridge Road, and 3915 Blue Ridge Road, being Wake County PINs 0795386748, 0795388982, 0795388580, 0795481606, 0795480255, 0795482342, and 0795483460. Approximately 12.4 acres on the north side of Blue Ridge Road south of its intersection with Homewood Banks Drive, approximately 1/3 of a mile south of the Crabtree Valley Mall are rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: May 17, 2019

1. Density shall be no greater than seven (7) dwelling units/acre.
2. The following land uses shall be prohibited: Apartment; Boarding House; Daycare
3. A minimum ten foot (10') depth landscape buffer shall be provided adjacent to the following parcels: 3901 Blue Ridge Road (D811867/Page2291) & 3905 Blue Ridge Road (D815000/Page1669). In the event this buffer is used as Tree Conservation Area for the site, this buffer shall remain in its natural vegetated state so as to count toward the required TCA.
4. Should the landscape buffer referenced in Condition #3 be installed, the plantings shall consist of a minimum of four (4) Shade Tree/100 LF and four (4) Under-Story Tree/100 LF.
5. Pole-mounted outdoor lighting on the site, if any, shall be directed away from these two (2) parcels: 3901 Blue Ridge Road (DB11867/Page2291) & 3905 Blue Ridge Road (DB15000/Page1669).
6. The project will meet the UDO for providing Tree Conservation Area (10% of site) and Amenity Area (10% of site). In addition to these requirements, an additional ten percent (10%) of land area comprised of at least one of the following land uses shall be provided: Tree Conservation Area, Amenity Area, or Open Space. The additional 10% land area shall be comprised of a single use or a combination. If Open Space is utilized to meet the land area above UDO requirements, the additional Open Space need not comply with the dimensional standards required for Open Space In the UDO. Only the "Allowed Uses" described in UDO 2.5.4 will be provided in the additional open area provided.
7. Prior to Issuance of a building permit for new development or recording a subdivision plat, whichever occurs first, a greenway easement, in a location to be determined during site plan or subdivision review, shall be deeded to the City and recorded In the Wake County registry. The development of the property shall link its internal pedestrian network to the proposed greenway easement via public right-of-way sidewalk access or an internal linkage. The greenway connector shall be subject to approval by other jurisdictional authorities, including but not limited to the Slate of North Carolina and the US Army Corps of Engineers.
8. For any development of the property that requires a preliminary subdivision plan or site plan, the obligations imposed by the UDO related to street improvements for Holly Lane, Mid Lakes Drive and Stony Crest Road shall be satisfied as part of the first phase of development, and this shall apply to those portions of Holly Lane, Mid

Lakes Drive and Stony Crest Road that abut property subject to this rezoning ordinance even if a portion of such property is not included within the preliminary subdivision plan or site plan. However, this condition shall not apply to those portions of public right-of-way identified on Exhibit A.

Exhibit A



Z-1-19: EXHIBIT A 05/10/2019

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