

Z-2-17 – Poole Road and Rawls Drive, being Wake County PINs 1723265455, 1723268892, 1723265696, and 1723265598, approximately 19.74 acres rezoned to Residential-10 Conditional Use (R-10-CU)

Conditions dated: March 31, 2017

1. The Apartment Building Type (Sections 1.4.1.D, 2.2.4, 2.3.5, or 2.4.5) is prohibited.
2. Prior to the issuance of a building permit for new development on any of the 4 parcels on Poole Road or Rawls Drive, Parcel PIN's 1723-26-5455, 5598, 5696, and 8892, if the City's Transit Division so requests, and if approves by NCDOT, the owner shall construct at its own expense a transit shelter which shall be located within a 15'x20' easement dedicated by the owner at a location approved by the Transit Division and by deed of easement in a form approved by the City Attorney. If requested by Transit Division, such shelter shall include a bench, a 15' wide foundation with an Americans with Disabilities required curb cut, a 6' high channel post with mounted trash container and shall be build according to City Standards and Specifications.
3. Density on the property shall not exceed 8 dwelling units per acre.
4. At the first plat recording of any lots, the developer shall dedicate a 50 foot wide City of Raleigh Greenway Easement on the North side of the existing stream, adjacent to the City of Raleigh sanitary sewer outfall, from the top of bank for the entire distance through the property.