

Ordinance: 731ZC645
Effective: 5-4-10

Z-7-10 Conditional Use – Tryon Road - located on the North side of Tryon Road, East of its intersection with Trailwood Drive, being Wake County PINs 0792 06 8630, 0792 16 0547, and 0792 16 3571. Approximately 3.4 acres rezoned to Residential-15 Conditional Use with Secondary Reservoir Watershed Protection Area Overlay District.

Conditions Dated: 04/28/10

Narrative of conditions being requested:

A. Residential density shall be limited to 14 dwelling units per acre or a maximum of forty-seven (47) dwelling units.

B. Direct vehicular access to Tryon Road from the Property shall be limited to a single point of access. Such access will be provided by one of the following two means:

1) via, Rannette Street; or

2) if Rannette Street is closed, via the extension of the private road, Ocean Reef Place, along the same general location as the current Rannette Streets right-of-way.

C. If requested to do so by the city, prior to lot recordation or issuance of any building permit, whichever shall first occur, the owner shall deed to the City a transit easement measuring 20' long by 15' wide adjacent to the public right-of-way to support a bus stop for future transit services in the area. The location of the transit easement shall be timely reviewed and approved by the Transit Division of the City and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry.

D. The site plan for the re-development of the subject property shall provide for parking as set forth in Code Section 10-2081 (as the same exist at the time of approval of this conditional use zoning district) without allowance for the code provided landscape related reduction. This condition may be accomplished by new parking spaces provided on land not included in this conditional use zoning district.