

Ordinance (2012) 149 ZC 682
February 5, 2013

Z-9-13 - Leesville Road Conditional Use - located on the southeast quadrant of the intersection of Leesville Road and Ray Road being Wake County PIN(s), 0787-91-8009 and 0787-90-4970. Approximately 12.16 acre(s) to be rezoned from Residential-4 to Residential-15 Conditional Use District.

Conditions Dated: 12/05/13

Narrative of conditions being requested:

1. Residential density shall not exceed twelve (12) dwelling units per acre.
2. Structures on the subject property shall not exceed fifty-five feet (55) or four (4) stories in height.
3. No more than one access point shall be permitted on Leesville Road and no more than two (2) access points shall be permitted on Ray Road.
4. A transit easement measuring at least 15'x 20' will be offered along Leesville Road. The location of the easement shall be approved by the Public Works Department, Transit Division of the City and the City Attorney shall approve the transit easement deed prior to recordation.
5. An undisturbed buffer a minimum of thirty (30') feet in width shall be maintained along the property's southern boundary adjacent to the following properties:

PIN 0787-90-5548 - Bartholomew-. Deed Book 2308, Page 556

PIN 0787-90-6698 - Ashton Raleigh Residential LLC - Deed Book 14660, Page 738

PIN 0787-90-9618 - Ashton Raleigh Residential LLC - Deed Book 14660, Page 738

PIN 0797-00-1608 - Hamilton - Deed Book 14813, Page 1980

PIN 0797-00-2674 - Sharek - Deed Book 6535, Page 330

6. Poles for free standing lighting shall not exceed thirty-five feet (35') in height and, except as provided below, all pole mounted light fixtures in excess of sixteen (16') feet shall be fully shielded cutoff type. Residential style light fixtures which illuminate entrances, drives and walkways may be up to fourteen (14') feet in height and shall not be required to be fully shielded cutoff fixtures.