

ORDINANCE NO. (2019) 38 ZC 786
Effective 12/3/19

Z-18-19 – 10807, 10809, 10813, 10815 Ponderosa Service Road, being Wake County PINs 1739476541, 1739374565, 1739576641, and 1739378667. Approximately 19 acres located approximately 0.4 miles south of the intersection of Falls of the Neuse Road and Capital Boulevard (US1) are rezoned to Residential-10 Conditional Use-Urban Watershed Protection Overlay District (R-10-CU-UWPOD).

Conditions dated: September 12, 2019

1. Site Lighting, additionally the maximum light level of any light fixture measured at the property line will not exceed 1.0 footcandles measured at the right-of-way line of a street.
2. The following uses shall be prohibited: Multi-Unit living, with exception for Townhomes, which shall be allowed; Boardinghouse; Congregate Care; Bed & Breakfast; Hospitality House.
3. The subject properties shall not have to comply with any block perimeter requirement(s) in the Raleigh UDO Section 8.3.2.
4. No development improvements, with exception for the installation of utilities, stormwater conveyances, greenway, trails, streets, or other public improvements shall be located within one-thousand feet (1000') of the western property line of the subject property's assemblage. Properties along the western property line include Wake County PIN 1739374565 (Deed Book 008609 Page 02070) and PIN 1739476541 (Deed Book 008609 Page 02070).
5. Within the 1000' development-restricted area described in Condition #4, the 100-year Floodplain shall remain undisturbed from added fill except for the installation of utilities, stormwater conveyances, greenway, trails, streets, or other public improvements.
6. Within the 1000' development-restricted area described in Condition #4, existing wetlands shall remain undisturbed except for the installation of utilities, stormwater conveyances, greenway, trails, streets, or other public improvements. Wetlands shall be delineated by a soil scientist.