

Ordinance (2014) 366ZC703
Effective: 11-5-14

Z-19-14 – Louisburg Road, located on the south side, between its intersection with Fox Road to the south and Spring Forest Road to the north, being Wake County PIN 1736150379. Approximately 11.56 acres are to be rezoned from Residential-1 (R-1) with Special Highway Overlay District -3 (SHOD-3) to Residential - 10 -Conditional Use (R-10-CU).

Conditions Dated: 09/23/14

Narrative of conditions being requested:

1. No more than 75 dwelling units shall be permitted on the property.
2. The property owners shall dedicate to the City a twenty foot (20') by fifteen foot (15') transit easement to support a bus stop along Louisburg Road in the southernmost portion of the property prior to subdivision or the issuance of building permit, whichever shall first occur.
3. The subject property shall be limited to no more than one (1) accessway onto Louisburg Road.
4. Prior to approval of a subdivision or the subject property the property owner shall submit to the City Attorney's office a restrictive covenant allocating the permitted dwelling units between the proposed lots or parcels of land. Once approved by the City Attorney's office as to form and substance, the property owner shall cause the restrictive covenant to be recorded in the Wake County Registry prior to the recording of the first subdivision plat. The restrictive covenant and the allocation of dwelling units between the various lots or parcels of land may be amended with the approval of the City Attorney's office and the owners of all of the property subject to this zoning case, however reconfigured. A copy of the restrictive covenant shall be provided to the Planning Director, or his designee, with reference to zoning case Z-19-14 and the relevant subdivision number within thirty (30) days of recording in the Wake County Registry.