

Ordinance 909 ZC 773
Effective 1/8/19

Z-26-18 – Trawick Road, on its west side, south of Skycrest Drive, being Wake County PIN 1724591457. Approximately 4.33 acres are rezoned to Residential-10-Conditional Use (R-10-CU)

Conditions dated: November 16, 2018

1. No structure shall exceed a building height of thirty-eight feet (38').
2. Vinyl shall be prohibited except for soffits and architectural accents, but in no case shall vinyl be more than 20% of any façade.
3. Apartment building type shall be prohibited on the subject property.
4. In addition to the minimum required Outdoor Amenity Area, no site plan for new development on the subject property shall be approved without provision for at least 1,000 ft² of additional Outdoor Amenity Area. Such additional area may be integrated with or separate from any required Outdoor Amenity Area and must include at least one of the following: playground, outdoor play equipment, a play court, a play field, or a pool.
5. The existing vegetation within the area between the western property line shared with Lots 120-122 (inclusive) and 124-129 (inclusive) as depicted in that certain plat recorded in Book of Maps 1987 at Page 899 recorded in the Wake County Register of Deeds and twenty feet (20') therefrom and between the northern property line shared with Lots 61, 62, and 64 as depicted in that certain plat recorded in Book of Maps 1953 at Page 17 in the Wake County Register of Deeds and ten feet (10') therefrom shall remain undisturbed except for utility easements; UDO required site elements; the removal of dead, dying, or hazardous vegetation; and the removal of understory brush and trees less than 3 inches DBH, provide; however, that this area shall be supplemented with additional landscaping to meet or exceed the Type A2 Transitional Protective Yard standards where it otherwise does not.
6. In accordance with UDO §§ 8.3.1.E & 10.2.4.E.2.c, the site shall not take access from Piedmont Drive for vehicular access.
7. There shall be no more than six (6) dwelling units in any single group of townhouses.
8. Each dwelling unit shall have a roof pitched at 3:12 or greater which is horizontally and/or vertically distinct from any adjacent unit so as to avoid the appearance of a single mass.
9. The front façade of any townhouse unit shall be offset by at least one foot (1') from the front façade of any townhouse unit with which it shares a party wall.
10. No building façade shall be closer than twenty five feet (25') from the property line shared with Lots 120-122 (inclusive) and 124-129 (inclusive) as depicted in that certain plat recorded in Book of Maps 1987 at Page 899 recorded in the Wake County Register of Deeds; nor fifty feet (50') from the northern property line shared with Lots 61, 62, and 64 as depicted in that certain plat recorded in Book of Maps 1953 at Page 17 in the Wake County Register of Deeds.