

Z-26-21 – 1512, 1521, 1529, 1601, 1618, and 1633 Old Milburnie Road, being Wake County PINs 1744081979, 1735903287, 1734897943, 1734999718, 1735908493, and 1745000797. Approximately 107.37 acres rezoned to Residential-6-Conditional Use (R-6-CU), Conservation Management (CM).

Conditions dated: October 22, 2021

1. Development of the subject property shall include a multi-use path built to City of Raleigh greenway standards and subject to approval of Parks, Recreation and Cultural Resources at the time of Administrative Site Review generally consistent with the alignment shown in Exhibit A. As such, the path shall be approximately 2,675' in length, ten feet (10') in width, which can vary to accommodate topographical and other natural features of the site, and include at least one point of access from the sidewalk system within the development.
2. To protect the water quality of Beaver Dam Lake, preserve habitat and create a visual buffer, any administrative site review (ASR) for a tier three site plan on the property shown on a plat recorded in Book of Maps 017533, Page 02783 shall preserve an undisturbed natural buffer of 100' measured perpendicularly from the northern property line of the subject property. Notwithstanding the above, approved stormwater facilities controlling the conveyance of stormwater through a stream buffer may be placed within the 100' buffer area.
3. To provide better treatment and detention before drainage of stormwater, any administrative site review (ASR) for a tier three site plan shall control the post development peak flow at each discharge point draining to Beaverdam Lake and the Neuse River to pre-development levels during the 2-year, 10-year and 25 year rainfall events.
4. To protect the water quality of Beaver Dam Lake during the construction phase of any development on the subject properties, a super silt fence shall be installed and maintained in accordance with City of Raleigh design standards downslope from all disturbed areas draining to Beaver Dam Lake.
5. Development of the subject property shall include an area located on 1521 Old Milburnie Road (PIN Number 1735903287) on the east side of Old Milburnie Road with a minimum of one acre in size to be used exclusively for non-residential uses, including but not limited to day care, park, recreation field, community center, open space, community garden, produce stand, and gathering place for temporary events such as celebrations and an outdoor market.