

Z-31-19 - 5228 Needham Road, located near the intersection of Blue Run Lane and Pine Drive being Wake County PIN 1746-11-2017, approximately 29.6 acres rezoned to Residential-10-Conditional Use w/Special Highway Overlay District-1 (R-10-CU w/SHOD-1).

Conditions dated: October 2, 2020

1. The following principal uses as set forth in UDO Section 6.1 .4. Allowed Principal Use Table shall be prohibited: Boardinghouse; Bed and breakfast; Hospitality house.
2. The Apartment building type shall be prohibited.
3. The property shall be developed with no more than 4 residential dwelling units per acre.
4. Within twenty feet (20') of the southern shared property line with the parcel located at 7111 Blue Run Lane (PIN 1736-90-5967) (Deed Book 17142, Page 443, Wake County Registry) (the "Screening Area"), as shown on the attached Exhibit A, property owner shall incorporate one of, or a combination of, the following screening types:
 - a. a berm with a minimum height of 3 feet, measured perpendicular to the center of the crown
 - b. a fence with an minimum height of 6.5 feet
 - c. a minimum 4 Shade Trees and 4 Understory Trees per 100 feet, within twenty feet (20') of the shared property line. Existing shade and understory trees within twenty feet (20') of the shared property line may be counted towards the minimum planting requirement.

This condition shall not apply to those areas along the shared property line which are designated and recorded as Tree Conservation Areas.

5. Contingent upon: (i) the City of Raleigh granting the developer access onto the City's property (Deed Book 9492, Page 2544) and use of its existing Greenway Easement (Book of Maps 2001, Page 755, Wake County Registry), and (ii) the issuance of the eighty-ninth (89th) building permit, or 75% of the total building lots permitted by the subdivision plan, whichever occurs first, the developer shall provide and construct an at-grade pedestrian connection to the existing Neuse River Trail. All portions of the trail connection within City of Raleigh property or City of Raleigh Greenway Easement shall be recorded as a "City of Raleigh public greenway trail." The extent of trail from the public ROW (sidewalk/pedestrian passage) to the City of Raleigh easement would be privately owned and maintained. All segments of trail within City of Raleigh Greenway Easement or City-owned land shall be developed to City of Raleigh design standards. All portions of the trail connection outside of City of Raleigh property or City of Raleigh Greenway Easement shall be recorded within a public access easement.
6. No principal structures, streets, or parking areas shall be located within eight hundred feet (800') of the shared property line with the City of Raleigh's property having Wake Country Property Identification Number 1736-91-2678 (Deed Book 9492, Page 2544, Wake County Registry).
7. Within the 800' development-restricted area described in Condition #6, the 100-year Floodplain shall remain undisturbed from added fill except for the installation

- of utilities, stormwater conveyances, greenway trails, fencing, or other public improvements.
8. The maximum impervious surface coverage for the total development shall not exceed sixty-five percent (65%).
 9. To provide better treatment before drainage to the Neuse River, Developer will treat 1.25 inches of runoff from proposed impervious surfaces in place of the City of Raleigh regulated 1 inch of runoff from impervious surfaces.
 10. Only the Detached House building type shall be allowed on lots abutting the parcels located at 7111 Blue Run Lane (PIN 1736-90-5967) (Deed Book 17142, Page 443, Wake County Registry) or 5136 Needham Road (PIN 1746-02-6062) (Deed Book 17319, Page 2049, Wake County Registry).

