

Z-41-14 – Canyon Drive and Taylors Ridge Road – approximately 19.9 acres rezoned from Residential-30 (R-30 - Wake County) to Residential-10 Conditional Use (R-10-CU) (PIN 1748245821 and 1748345881 (portion)).

Conditions dated: April 23, 2015

1. The maximum residential density on the property shall be four (4) units per acre; however, the property shall be included as part of a subdivision with additional property with an overall maximum residential density of three (3) units per acre.
2. Attached house, townhouse and apartment building types and two-unit living and multi-unit living uses shall be prohibited on the property.
3. The minimum lot size shall be 5,500 square feet.
4. The minimum lot width for an interior lot shall be fifty (50) feet. However, this condition shall not prevent any lot abutting a cul-de-sac from taking advantage of UDO Section 1.5.2.E.
5. The minimum lot depth shall be ninety (90) feet. However, this condition shall not apply to a lot abutting a cul-de-sac, in which case such lot abutting a cul-de-sac shall have a minimum lot depth of sixty (60) feet, as measured in accordance with UDO Section 1.5.2.E.
6. If the property subject to this rezoning ordinance is developed independently without being included in a subdivision with additional property, then such subdivision must provide a minimum open space set aside of twenty percent (20%) of the net site area of the subdivision. But, if the property subject to this rezoning ordinance is included in a subdivision with adjoining property, then this minimum open space set aside of twenty percent (20%) of the net site area of the subdivision may be satisfied in whole or in part on the adjoining property within the overall subdivision and based on the gross acreage of the overall subdivision. Unless a more restrictive standard is required by the UDO, the open space required to be set aside by this zoning condition shall include one or more of the following: floodway areas; natural resource buffers required along primary and secondary watercourses; jurisdictional wetlands under federal law that meet the definition applied by the Army Corps of Engineers; flood fringe areas; historic, archeological and cultural sites, cemeteries and burial grounds; areas that connect neighboring open space, trails or greenways; and tree conservation areas; however, the existence of such areas on the property shall not require the inclusion of such areas as open space required by this condition so long as the minimum amount of twenty percent (20%) is satisfied. The open space required to be set aside by the zoning condition shall be subject to Sections 2.5.3., 2.5.4., 2.5.5., 2.5.6., and 2.5.7. of the UDO.
7. A buffer measuring at least 32 feet in depth shall be provided on the property adjacent to those properties to the west and north, more particularly described as Lot 10 on the plat recorded in Book of Maps 1984, Page 1027, Lots 11, 12, 13, 14, 15, 16, and 17 on the plat recorded in Book of Maps 1985, Page 1482, and Lots 17, 18, 19, 20, and 21 on the plat recorded in Book of Maps 1988, Page 1078, Wake County Registry. Unless a more stringent standard is required by the

UDO or in the event this area is designated a tree conservation area in conformance with UDO Article 9.1, this buffer shall be undisturbed except for the removal of dead, diseased, unsafe or unhealthy trees with a permit issued by the City. In addition to these permitted disturbances, that portion of the buffer adjacent to Lot 11 on the plat recorded in Book of Maps 1985, Page 1482 and located south of the existing stream may be disturbed for purposes associated with an approved road crossing the stream.