

1. **Z-47-24 – 2500 Barwell Road**, located approximately 600 feet west of the intersection of Barrington Drive and Barwell Road, being Wake County PIN 1732770586, Approximately 43.67 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: May 29, 2025

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-10 district shall be prohibited: (i) Congregate care; (ii) Continuing care retirement community; (iii) Rest home; (iv) Cemetery; (v) School, public or private (K-12); (vi) Day care center; (vii) Golf course; and (viii) Outdoor sports or entertainment facility.
2. The Apartment building type shall be prohibited.
3. Residential development shall not exceed 125 dwelling units.
4. Residential development shall be prohibited north of Walnut Creek. This Condition shall not act as a prohibition on greenways or utilities north of Walnut Creek.
5. Townhouse buildings shall have a minimum ten feet (10') side yard setback (as applicable) to the following properties: Lots 146 or 167 on that subdivision plat recorded in Book of Maps 1996, Page 1332, Wake County Registry. Attached is Exhibit A highlighting the shared boundary lines for which this Conditional shall apply.
6. Townhouse buildings shall have a minimum thirty feet (30') rear yard setback (as applicable) to the following properties: (i) Lots 17 through 21 on the subdivision plat recorded in Book of Maps 1995, Page 1247, Wake County Registry; and (ii) Lots 1, 3 through 5, and 13 through 15 on that subdivision plat recorded in Book of Maps 1985, Page 1434, Wake County Registry. Attached is Exhibit B highlighting the shared boundary lines for which this Conditional shall apply.
7. In accordance with UDO Article 9.1. "Tree Conservation", the Development shall dedicate at least three (3) acres of Tree Conservation Area ("TCA") south of Walnut Creek. Any areas qualifying as Primary Tree Conservation Areas in accordance with UDO Section 9.1 .4.A. or Secondary Tree Conservation Areas in accordance with UDO Section 9.1.4.B. may count towards this requirement. The Tree Conservation Area required in this Condition shall be determined at subdivision plan review.
8. The peak stormwater runoff leaving the property for the two-year, ten-year and twenty-five-year 24-hour storms shall be no greater at every point of discharge for post-development conditions than pre-development conditions.
9. For any grading within 200' of the Neuse River riparian buffer, the Development shall install double-silt fencing along the limits of disturbance prior to any grading or construction.

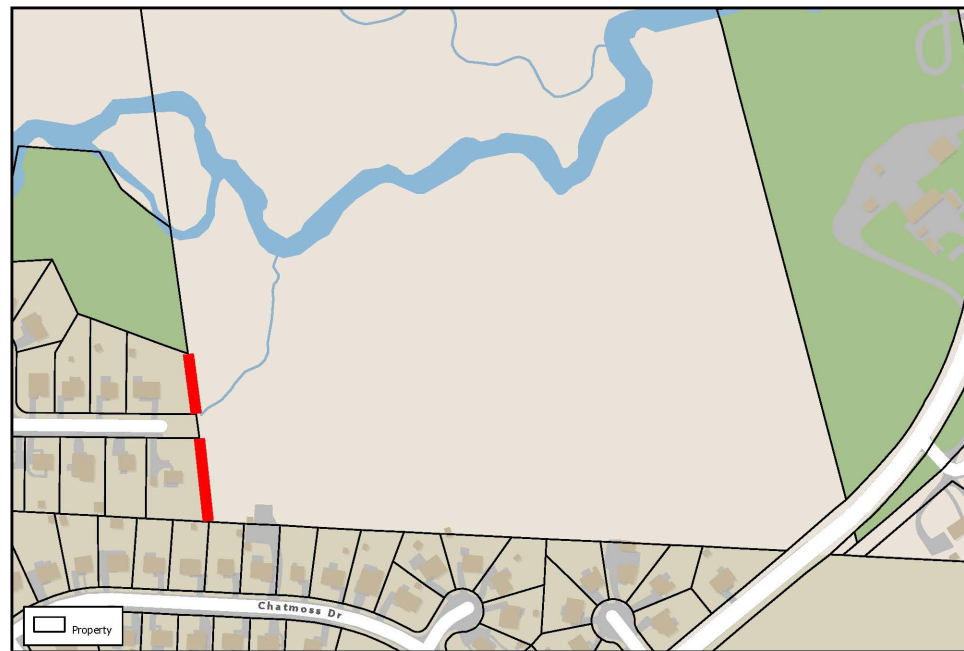
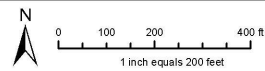


Exhibit A - Side Setback Applicability



**Disclaimer**  
Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

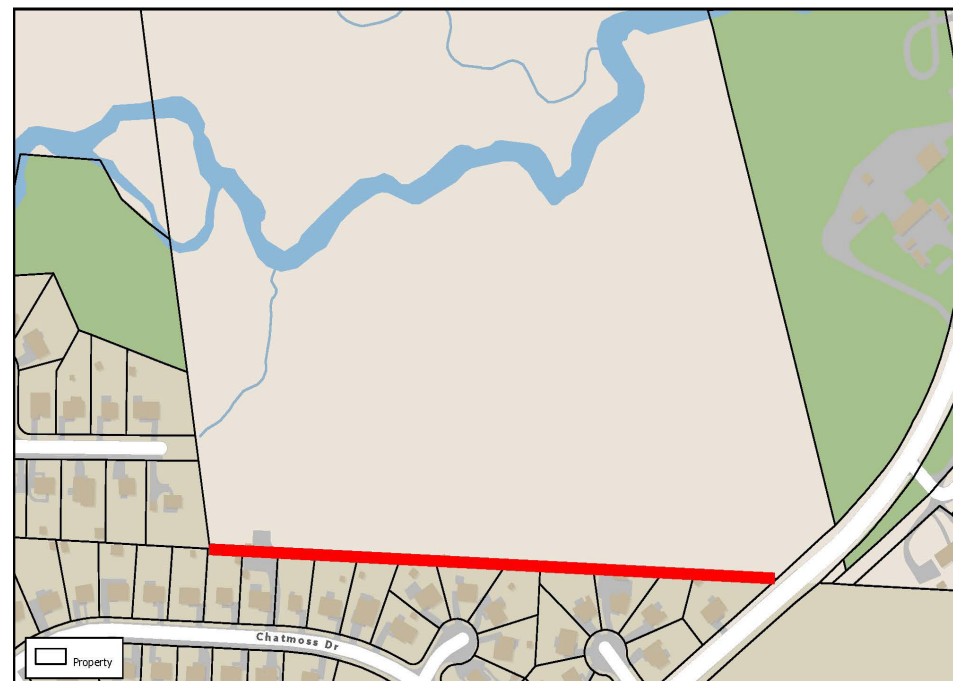
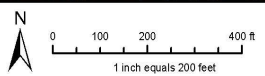


Exhibit B - Rear Setback Applicability



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**Section 2.** That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

**Section 3.** If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinances which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

**Section 4.** This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council.

**Section 5.** That this ordinance shall become effective as indicated below.

**Adopted:** June 3, 2025

**Effective:** June 8, 2025

**Distribution:** Planning and Development  
Inspections  
City Attorney

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  12. The peak stormwater runoff leaving the property for the two-year, ten-year and twenty-five-year 24-hour storms shall be no greater at every point of discharge for post-development conditions than pre-development conditions.
  13. For any grading within 200' of the Neuse River riparian buffer, the Development shall install double-silt fencing along the limits of disturbance prior to any grading or construction.

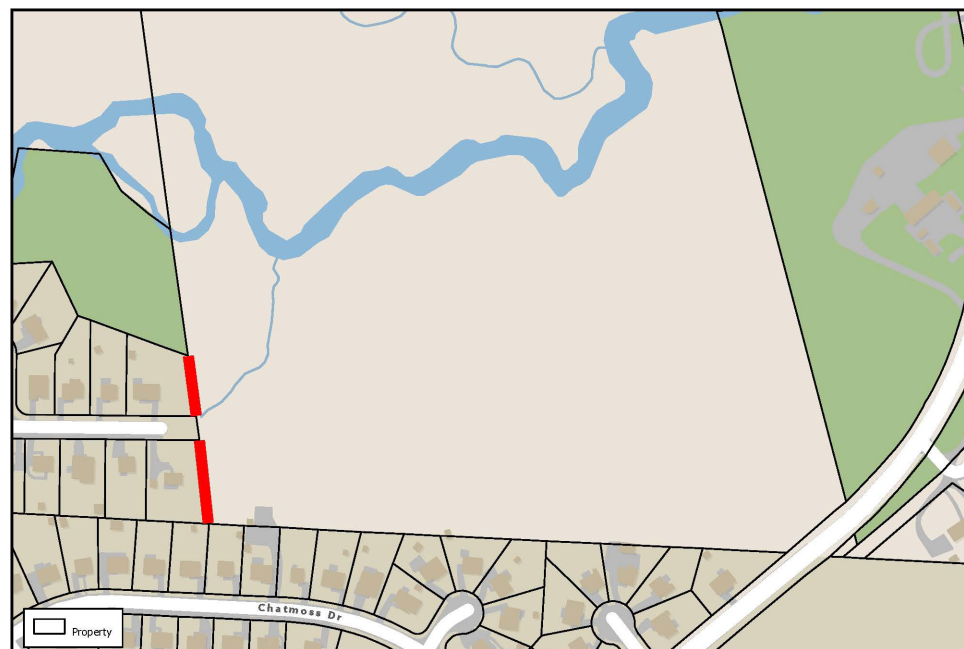
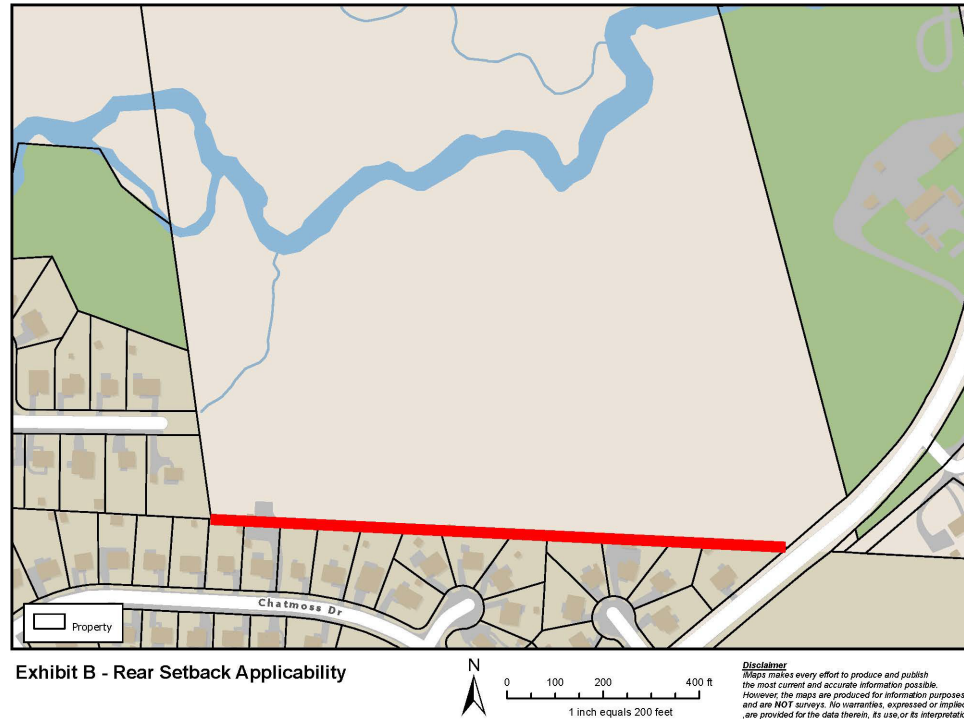


Exhibit A - Side Setback Applicability



0 100 200 400 ft  
1 inch equals 200 feet

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