

**Z-20-97 Falls of Neuse Road**, east side, and Raven Ridge Road, west side, being Map 1728.01 07 a portion of Parcel 2854. Approximately 23 acres rezoned to Residential-10 Conditional Use.

Conditions: 5/21/97

1. Development of the property will be in compliance with City of Raleigh Planning Commission Certified Recommendation 7107.
2. Any additional right-of-way needed for Raven Ridge Road and/or Falls of the Neuse Road will be reimbursed at R-4 standards.
3. Concurrent with site plan approval, applicant will provide a vegetative buffer plan. The plan shall detail a vegetative buffer to be maintained along the eastern side of Falls of the Neuse Road. Said buffer will be 50 feet wide as measured from the future right of way of Falls of the Neuse Road. Provided, however, plantings in the water line easement area recorded in Wake County Registry, Map Book 1991, Page 104, will be supplemented to the maximum extent permitted by the City of Raleigh Public Utilities Department. A buffer along Raven Ridge Road will be maintained. Said buffer shall be 30 feet wide as measured from the future right of way of Raven Ridge Road.
4. Plantings in said buffer areas will meet or exceed those required in Code Section 10-2058(e)(2)(a) and subject to the tree preservation incentives of Code Section 10-2058(e)(2)(b)(2) and (3), except as to the water line easement described in paragraph 3 above and except that vegetation in the buffer areas shall remain undisturbed, with the following exceptions:
  - a. Storm drainage facilities, public street easements, erosion control devices, driveways, pedestrian walkways, telephone, cable television, electric, and similar installations (fiber optic cable, etc.), gas and/or water, sanitary sewer installations, and similar utilities approved by the appropriate local government authority. Any such construction shall be designed and undertaken so as to create as little disturbance of the buffer as possible while still honoring public service, health and safety requirements.
  - b. Treatment or removal of nuisance or diseased vegetation. To illustrate, but not limit, the foregoing: Trees which encroach upon property boundaries or whose limbs hang over adjacent properties, overhead electric lines, streets or drives may be removed. Trees infested with or threatened by pine bark beetles, similar pests or other blight may be removed.
  - c. It is the intent of this condition that except as to the water line easement described above, the planting requirements of Code Section 10-2058(e)(2)(a) will be satisfied, subject to the tree preservation incentives allowed under Code Section 10-

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2058(e)(2)(b)(2) and (3). Any vegetation removed due to the exceptions listed in paragraph 4(a) or (b) that reduce the amount of vegetation required by Code Section 10-2058(e)(2)(a) will be replaced.

5. Building height shall be limited to two (2) stories, and shall not exceed thirty (30) feet.
6. Access to and from the property shall be limited to Raven Ridge Road. No access will be allowed from Falls of the Neuse Road.