ORDINANCE (2004) 790 ZC 567
Effective: March 15, 2005

Z-7-05 – Forestville Road, west, east of the Neuse River, being Wake County PIN 1717.04-82-7021. Approximately 25.1 acres rezoned to Residential-6 Conditional Use District.

Conditions dated: 3/9/05

For purposes of the following conditions, Tax Parcel PIN 1737.04-82-7021 is referred to as the "Property."

(1) Development of the Property will be limited to single-family detached homes and townhomes and recreational uses related to a residential development.

(2) Single-family lot sizes for detached dwelling units constructed upon the Property shall be a minimum of five thousand (5,000) square feet.

(3) Development of the Property shall comply with the provisions of the Residential-4 Zoning District in regard to allowable residential density, including a density limitation on the transfer of residential density from the adjacent Conservation Management zoning district to four (4) units per acre.

(4) Development of the property will be limited to no more than one hundred fifty (150) dwelling units. No more than fifty percent (50%) of the dwelling units constructed upon the Property shall be townhomes.

(5) Before the issuance of certificates of occupancy for dwelling units upon eighty percent (80%) of the lots to be placed upon the Property, a minimum of three (3) access paths a minimum of five (5) feet in width shall be provided to the greenway.

(6) Before the issuance of certificates of occupancy for dwelling units upon eighty percent (80%) of the lots to be placed upon the Property, there shall be included upon the Property a minimum of two (2) privately-owned tot lots, each having a minimum size of nine hundred (900) square feet. Each tot lot shall include a minimum of four (4) play stations.

(7) Reimbursement of any required right-of-way dedication shall remain at the current Agricultural Production district value.

(8) Each single-family detached dwelling unit constructed upon the Property will have a garage.

(9) The front facades of dwelling units upon the Property shall be constructed of stone or brick, and/or vinyl or a combination of those materials.