Ordinance (2000) 889 ZC 488
Effective: October 18, 2000

Z-95-2000 Rogers Lane, west side, Turf Grass Court, north side, being Wake County Pin Map 1734-40-2931. Approximately 20.67 acres rezoned to Residential-10 Conditional Use.

Conditions:

A. Reimbursement values for additional right-of-way shall be at R-4 values.

B. Development shall comply with the provisions of CR 7107.

C. Erosion control measures will exceed City of Raleigh regulations to the existing lake (located on the western side of the property). Additional erosion control devices will include:

1. a first tier system of silt fencing, diversion swales, and sediment basin measures that meet City minimum erosion control standards; plus

2. a second tier system consisting of cyclone fencing along the perimeter of the lake

D. Residential densities (at the time of final built-out) shall be capped at a maximum of 7.5 units per acre of the total gross acreage.

E. No more dwelling units other than those allowed by densities allowed under the current R-6 and R-4 zoning shall be constructed until the realignment and intersection improvements at Highway 64 and Rogers Lane (as indicated with the approved Rogers Farm Master Plan, MP-1-96) are constructed.

F. No more than six (6) dwelling units shall be attached as a single structure.

G. Dwelling units shall not exceed thirty (30') feet in height (as measured by City standards for height).

H. Development shall contain a continuous village green that averages twenty (20') feet in width or greater. The village green shall extend from the Rogers Lane right-of-way through the interior of the project to the Lake front area. This green shall include accommodations for pedestrian access provided by either a (5') five foot wide concrete sidewalk or asphalt path of the same or greater width.

I. A berm with a minimum height of (3') feet shall be installed along Turf Grass Court. This berm shall contain plantings that are installed at a minimum height of (3') feet. Plantings on top of this berm shall consist of either trees planted fifteen (15') feet on center, or shrubs planted (5') five feet on center, or mixture thereof. This berm and planting feature shall result a minimum screen of (6') feet in height at the time of installation.

J. Building materials for dwelling units shall not contain any aluminum siding.

K. A streetscape shall be provided along Rogers Lane. This area shall employ landscaping that is consistent (in terms of tree spacing and types of trees provided) with the approved landscaping for the adjacent Village Lakes Subdivision street frontage on Rogers Lane. Existing trees may be included in this streetscape (regardless) of whether they are provided along the Village Lakes frontage or not).

L. Free standing area lighting outside of Transitional Protective Yards shall not exceed eighteen (18') feet in height and shall be designed/located in a manner that does not produce direct glare on adjacent properties. Free standing area lighting within Transitional Protective Yards shall not shall not exceed twelve (12') feet in height.

M. Dwelling units shall contain a minimum roof pitch of 6:12.

N. Amenity facilities associated with this development shall not be located within one hundred (100') feet of Rogers Lane or Turf Grass Court.

O. Attached dwellings units shall meet the town home standards of the Raleigh City Code.

P. Each dwelling unit shall have a minimum square footage of 1,100 square feet. Furthermore, dwelling units consisting of this minimum size shall not comprise more than twenty-five (25%) percent of the total units provided within the development.