Ordinance (2001) 917 ZC 491
Effective: 1-2-01

Z-109-00 Rogers Lane, east side, extending to the Neuse River, south of U.S. 64 East, being Wake County Tax Maps 1734.04 62 1287 and 1734.18 41 6942. Approximately 84 acres rezoned to Residential-4 Conditional Use.

Conditions dated: (11/27/00)

1. The rate of stormwater runoff will not exceed that expected from Residential-4 development.

2. Reimbursement rates for right-of-way conveyance shall be based on Agricultural Productive Zoning rates.

3. Only those uses permitted in Conservation Management District shall be permitted in the area of the 100 year floodplain.

4. The property subject to this rezoning request will be limited to one dwelling unit per acre until construction of both the Rogers Farm collector street A with its associated traffic signalization and the portion of Rogers Lane which begins at collector street A and extends to the southernmost portion of this property have been completed and are ready for use by the public or until two years from the approval date of this rezoning request, whichever is first to occur.

5. An independent, third party engineering firm shall be contacted by the applicant to verify monthly that adequate sedimentation and erosion control measures, as approved by the City of Raleigh, remain in place and in their most effective state of repair until the site is declared stabilized by the City of Raleigh Conservation Engineer. A letter of credit in the amount of $20,000, made payable to Waterford Landing Homeowners Associated, shall be retained to repair any damage caused as the result of construction of the projects associated with the rezoning project. A liability insurance policy shall be in the amount of $500,000 retained to cover incidental damage not included in the scope of the letter of credit. The above documents shall be reviewed by the office of the City Attorney prior to permit issuance.

6. That portion of Rogers Lane which adjoins the parcel(s) associated with this rezoning petition shall be landscaped in a manner consistent with the Rogers Farm Master Plan streetscape.

7. Only single-family, detached dwellings and recreational uses related to a residential development, other than a single-family dwelling unit, will be permissible uses of the property subject to this rezoning petition. The number of single-family, detached dwellings permissible on this property will be limited to a maximum of 175 dwellings.

8. A 10 foot natural protective yard as defined in the Raleigh Zoning Code will remain along the southern boundary of the rezoned property adjacent to the following tracts with Wake County Tax Identification Numbers: 1734.18 41 5668; 1734.18 41 6648; 1734.18 41 7619; 1734.18 41 7699; 1734.18 41 8679; 1734.18 41 9658; 1734.04 51 0638; 1734.04 51 1762; 1734.04 51 3791; 1734.04 51 4781; 1734.04 51 5781; 1734.04 51 6656; 1734.04 51 7669; and 1734.04 51 8761.