Z-10-07 – Ramblewood Drive on the south side of Ramblewood Drive, west of its intersection with Tara Drive, being Wake County PIN's 1705687254, 1705686607, 1705685636 and 170568442. Approximately 15.01 acres to Residential-6 Conditional Use, R-15 Conditional Use and R-30 Conditional Use.

Conditions: 05/09/07

As used herein, the "Property" refers to all of those certain tracts or parcels of land containing a total of approximately 15.01 acres located on Ramblewood Drive near Six Forks Road intersection, and having Wake County PINs 1705-68-4442 (Book 11872, Page 147, Wake County Registry), 1705-68-7254 (Book 11872, Page 147, Wake County Registry), 1705-68-6607 (Book 11709, Page 1300, Wake County Registry), and 1705-68-5636 (Book 11709, Page 1300, Wake County Registry).

a.) Prior to the issuance of a building permit for the Property, the owner of the Property shall deed to the City a transit easement measuring twenty (20) feet in length and fifteen (15) feet in width. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney or his associate shall approve the transit easement deed prior to recordation.

b.) All structures shall be residential in character with the principal roof structure either flat with parapets or having a minimum 3:12 pitch. All structures shall be faced with brick or concrete masonry; synthetic stucco or wood; or cementitious, wood or vinyl siding and trim. Windows and doors combined shall represent no less than 15% and no greater than 60% of the front façade of any building containing dwelling units.

c.) All structures shall be no greater than sixty five (65) feet in height. Setbacks shall be adjusted at a 1:1 ratio based on the tallest structure over 40 feet in accordance with Section 10-2076 of the Zoning Ordinance.

d.) All lighting for any structured parking built on the Property shall utilize full cutoff light fixtures directed away from adjacent R-4 zoned residential development.

e.) A traffic impact analysis ("TIA") shall not be required for development of the Property so long as development does not exceed 174 dwelling units. In the event the owner of the Property seeks to develop more than 174 dwelling units, then the City **may** require the owner to conduct a TIA before or concurrent with site plan approval for all dwelling units in excess of 174. In addition to transportation improvements otherwise required by the City Code for the redevelopment of the Property, any transportation improvements associated with the development of the property in excess of 174 dwelling units will be established pursuant to an approved TIA produced pursuant to this rezoning condition.