Z-2-06 – Fox Road, east side, northeast of its intersection with Spring Forest Road, being Wake County PINs 1726-87-7514 and 1726-87-5619. Approximately 2.53 acres rezoned from Residential-4 to Residential-10 Conditional Use.

Conditions dated: January 23, 2006

a) Uses will be limited to single family detached residential homes, townhouse developments and residential unit ownership developments and any accessory uses allowed in R-10 districts, under Section 10-2071 of the City Code.

b) Reimbursement for any future right-of-way dedication shall be based on R-4 values.

c) A transitional protective yard a minimum of fifteen (15) feet in width shall be maintained between the east property line of the subject property and the R-4 zoned property located on Jefferson Lane having PIN No. 1726-12-87-9454 (Lot 34, BM 1973, Page 126) which may be crossed or reduced as necessary for the maintenance of utility facilities and the construction, installation and maintenance of any public right-of-way and/or any street required by the City of Raleigh to be connected to Jefferson Lane.

d) All outdoor area and parking lot lighting fixtures, other than those serving single family detached dwelling units, shall be of full cutoff (shielded) design and shall be a maximum of sixteen feet (16') in height.

e) A street protective yard with an average width of twenty feet (20') and a minimum width of fifteen feet (15') at any point shall be maintained along Fox Road, which may be crossed or reduced for the installation, maintenance and/or use of entrances or driveways and for the installation, maintenance and use of lighting, signage and utility and drainage facilities, and street widening, provided, however, that if the street protective yard is located between Fox Road and a parking lot, that portion of the street protective yard which is immediately adjacent to the parking lot shall be a minimum of thirty feet (30') wide, subject to crossing or reduction for the installation, maintenance and/or use of entrances or driveways and for the installation, maintenance and use of lighting, signage and utility and drainage facilities and street widening.

f) If a wall or fence through which clear vision is possible from one (1) side to the other for less than fifty percent (50%) of the structure is located along Fox Road, the fence shall be located behind the street yard required in Condition (e) above, such that the street yard will be located between Fox Road and the fence.

g) No connection of any road on the subject property to Jefferson Lane will be made unless required by the City of Raleigh or State of North Carolina in connection with rezoning, subdivision or site plan approval or in connection with the

annexation of all or part of the Will-O-Dean Subdivision into the City of Raleigh or otherwise.