Z-61-02 Falls River Avenue/Dunn Road, northeast and southeast intersection, being Wake County PIN 1728.02-79-5067 and 1728.02-79-5462. Approximately 4.0 acres rezoned to amend the Planned Development Conditional Use Overlay District, Falls River Master Plan (MP-1-94).

Conditions dated: (10/28/02)

1. No development shall take place unless in conformity with Master Plan MP 1-94, as amended, dated 10/28/02 or in conformity, with any future amendments or revisions to the Master Plan. Except as specifically provided in this rezoning, all provisions of Master Plan MP-1-94, as amended, shall remain in full force and effect.

Proposed Master Plan Amendment Revision October 28, 2002

Site Data
FALLS RIVER

MIXED RESIDENTIAL (MR)

Parcel	**Acreage**	**Density**	**Maximum DU's**	**USES**
MR-1 (Formerly NV-2)	4	3.75 du's/ac	15	Single-family

Total residential units combined shall not exceed 3275. Of this 3275, Bedford has 1861 and Falls River has 1411 in Phase I and Phase 11.

Additional conditions:

1. No development shall take place unless in conformity with Master Plan MP-1-94, as amended, or in conformity with this approved rezoning, or in conformity, with any future amendments or revisions to the Master Plan. Except as specifically provided in this rezoning, all provisions of Master Plan MP-94. As amended, shall remain in full force and effect.

2. Rear-access alleys will provide access.

3. New construction will be of the same style and materials as those of the surrounding residences. See attached sheet for description of style and materials.

4. The 25-foot buffer located on the southern most parcel will be preserved. Within the buffer, active tree preservation will apply. Existing street trees will be protected.

Open space will be developed in a park-like manner. If there are large specimen trees a minimum of 30" caliper located in the open space, a reasonable effort will be made to save them.

5. New construction shall not exceed thirty (30) feet in height.

FALLS RIVER
Durant Road
Raleigh, North Carolina

SMALL KANE ARCHITECTS, PA
architecture-planning-interiors
19 August 2002

NEIGHBORHOOD VILLAGE REZONING PETITION PARCEL MR-1 (PREVIOUS NV-2)

Description of adjacent architecture and materials

The existing neighborhoods adjacent to the area noted includes single family detached homes as described below.

McNeill Burbank Homes "Cottage Homes"
Craftsman architectural styled smaller homes with detached garages accessed from rear service alley. Details and materials include typical craftsman detailing such as porches with brick piers and tapered wood columns, sloping roof overhangs with roof brackets / knee bracing, wide shingle trim detailing, horizontal lapped siding with wood shakes in gable ends, brick and stucco foundation walls, simple double-hung windows without shutters and with open lower sashes (grilles only in upper sashes) and craftsman oriented diverse and darker exterior color palettes.

Robuck Homes "Cluster Homes"
Mainly craftsman architectural styled homes (see craftsman architectural description noted above) with attached garages accessed from rear service alley. There are a few "colonial" architectural styled homes including porches with round columns, more ornate trim detailing, double-hung windows with grilles in upper and lower sashes, horizontal lapped siding, brick foundation walls and diverse lighter and darker exterior color palettes.

Other Detached Single Family Homes
Mixture of both craftsman and colonial architectural styled homes with descriptions s noted above. Garages are mainly front load with some side load on comer lots and all are accessed from the main street.