Z-21-06 – Courtland Drive, in the northeast side of Courtland Drive, north of its intersection with Mordecai Drive, being Wake County PIN 1714065642. Approximately 4.14 acres rezoned to Residential-10 Conditional Use.

Conditions 05/31/06

(1) The total number of dwelling units shall be no more than thirty-nine (39). Attached dwelling units shall be restricted to townhouses.

(2) At least sixty percent (60%) of the facades, exclusive of window and door openings, on all sides of the buildings constructed upon the Property shall consist of brick, stone or other masonry material.

(3) At least sixty percent (60%) of the dwelling units will have a covered front porch.

(4) A maximum of six dwelling units shall be located within any one structure.

(5) All buildings upon the Property shall have roofs with a minimum pitch of 6:12.

(6) All exterior parking lot lighting fixtures will be of full cut - off (shielded) design that shields the source of illumination from all off-site views.

(7) Shared refuse and recycling areas will be enclosed by a fence or wall made of material compatible with the principal building.

(8) The building setback will be a minimum of 30 feet from the adjacent property at 1419 Courtland Drive (pin #1714061474 D.B. 03686 PG. 0353).

(9) Reimbursement for any required right-of-way dedication shall be at the current R-l0 value.

(10) Building height shall be limited to a maximum of thirty-seven (37) feet above the finished grade.

(11) A minimum of two covered porches shall be constructed per building.

(12) Full-cutoff pedestrian-scaled lighting shall be provided, not to exceed sixteen (16) feet in height. There shall be a minimum of one pedestrian-scale fixture for every two attached dwelling units constructed on the Property. Pedestrian-scaled lighting as described is in addition to area lighting that may be above sixteen (16) feet.

(13) A minimum of two (2) buildings containing no more than one (1) dwelling unit each shall be constructed with a maximum front yard setback of fifty (50) feet, as measured from Courtland Drive with the primary entrance facing Courtland Drive in each building and no parking permitted between these buildings and Courtland Drive.

Primary entrances in these buildings facing Courtland Drive will have a covered porch. A minimum of two thousand (2,000) square feet of publicly accessible open space shall be located adjacent to Courtland Drive. Additionally, a minimum of three (3) buildings containing no more than two (2) attached dwelling units each shall be constructed with a maximum front yard setback of 250 feet, as measured from Courtland Drive.

(14) Prior to any subdivision or building permit issuance, whichever shall first occur, reciprocal pedestrian and vehicular access easement shall be granted to the adjacent property located at 1601 Wake Forest Road (pin # 1714067476 D.B. 03363 PG. 0440) provided this adjacent property is redeveloped for residential purposes.

(15) Internal sidewalks will be brick. Those sidewalks adjacent to parking areas or internal driveways shall be a minimum of six (6) feet in width. Additionally, the accessible open space specified in Condition (13) shall be encircled by a publicly accessible sidewalk which shall also be brick and a minimum of six (6) feet in width when located upon the Property.

(16) There will be a ten (10) foot minimum width landscape buffer adjacent to the common property line of the Property with single family home at 1419 Courtland Drive PIN# 1714061474 D.B. 03686 PG. 0353). This landscape buffer will meet the standards of a class D transitional protective yard. The 10 foot minimum width cannot be reduced with the addition of a wall or fence as an alternate means of compliance.

(17) Preliminary site plan approval shall be required by the City Council**.**