Z-3-07 – Rock Quarry Road, on the east side of Rock Quarry Road, north of its intersection with Whitfield Road being Wake County PIN's 1731556319 and 1731655483. Approximately 45.35 acres rezoned to Residential – 6 Conditional Use.

Conditions: 02/14/07

a. No lots will have direct driveway access onto Rock Quarry Road or Whitfield Road.

b. A minimum of 10% of the land area shall be wooded open space (as defined in 10- 3071 (b)(5)) and shall remain wooded.

c. A natural protective yard a minimum of fifty feet in width will be provided adjacent to all streams on the property that are deemed subject to the Neuse River riparian buffer rule requirements.

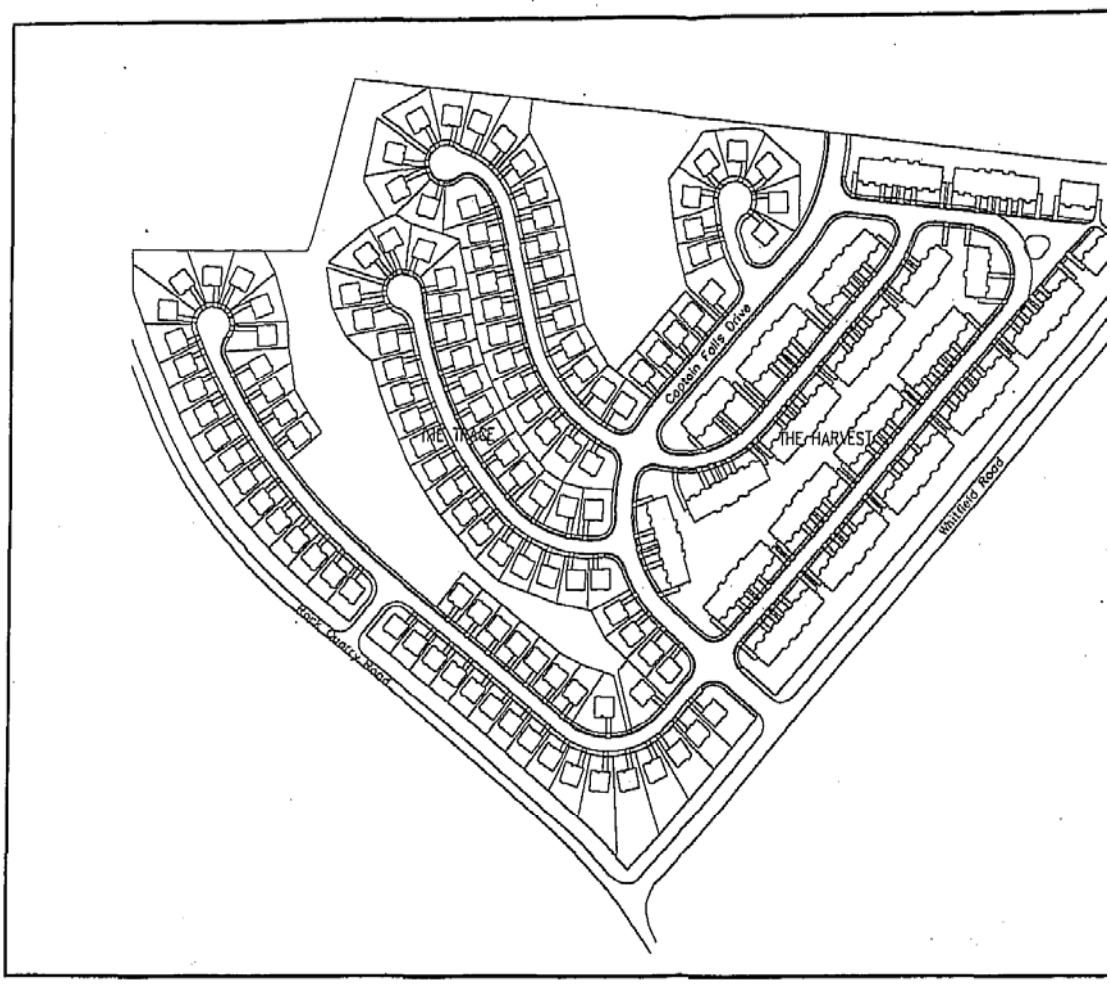
d. At time of site plan or subdivision approval, whichever shall first occur, a greenway easement shall be dedicated in conformity with the adopted Capital Area Greenway Plan.

e. All dwelling units on the property shall be single detached family residences or townhouse residences. All structures on the property shall be limited to a height of thirty-five feet. Any residential recreation buildings shall employ elements to ensure compatibility with the surrounding proposed and existing residential structures on the site of the proposed rezoning. At a minimum, such elements shall include a similar roof pitch and similar exterior building materials as the surrounding proposed and existing residential structures on the site of the proposed rezoning.

f. The site shall provide vehicular and pedestrian connectivity with the properties to the north (Deed Book 10,999 Page 1,548) and as shown on the illustrative master plan (Attachment A).

g. Open-air stormwater facilities shall be designed as site amenities in accordance with Section 10-2082.13, and shall incorporate shallow aquatic marsh fringes for safety and to avoid the need for fencing.

Ordinance No. 171 ZC 600
Effective: 2-20-07



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