Z-35-06 – Spring Forest Road, on the south side of Spring Forest Road and southwest of the Spring Forest Road and Louisburg Road intersection, being Wake County PIN's 1736061630, 1736051941, and 1736052239, Approximately 19.36 acres rezoned to Residential-10 Conditional Use w/SHOD-3.

Conditions 05/25/06

a) Reimbursement for any future right-of-way dedication shall be based on RR values.

b) Uses will be limited to single family detached residential homes, townhouse developments, residential unit ownership developments and cluster unit developments, (containing only single family detached dwellings, townhouses and condominiums) and any accessory uses allowed in R-l0 districts, under Section 10-2071 of the City Code.

c) A ten (10 foot Transitional Protective Yard ("TPY") will be provided along the west property line adjacent to the property with the following PINs

Glen on Spring Forest, LLC (PIN 1726965641 DB 11873 Page 2205)
Shane Murphy (PIN 1726968310 DB 10944 Page 3)
Marc Tout (PIN 1726968203 DB 8240 Page 325)
Donnell Rawls (PIN 1726967186DB 10347 Page 1789)
Neal Wilson (PIN 1726967059 DB 1789)
Christopher Jones (PIN 1726967032 DB 10335 Page 1627)
Debra Moscato (PIN 1726956994 DB 3818 Page 45)
Vanessa Clifton (PIN 1726956778 DB 8398 Page 1899)
Lisa Kennedy (PIN 1726956760 DB 9348 Page 1670)
Charles Womack (PIN 1726956641 DB 8222 Page 712)
Carole Schmitz (PIN 1726956521 DB 8329 Page 2025)
Raymond Burgoyne (PIN 1726955493 DB 11467 Page 1087)
WilliamBurnside(PIN 1726955346 DB 102590 Page 2025
Scott Bradsher (P114 1726955209 DB 10387 Page 654)
Luis Neder (PIN 1726954272 DB 11380 Page 191)
Norman Waggy (PIN 1726954135 DB 3676 Page 507)
Peter Leonard (PIN 1726954028 DB 6709 Page 317)
Stephen Woodruff (PIN 1726954012 DB 4981 Page 578)

d) Landscaping for the TPY described in condition (c) above shall be increased approximately fifty percent (50%) as follows: The TPY shall include, nine (9) trees and sixty (60) shrubs per one hundred lineal feet. Such trees shall be a minimum of twelve (12) feet in height and nine and one half (9.50) inches in circumference (three (3) inches in diameter) measured one-half foot above ground level.

e) Street Protective Yard landscaping for all internal public and/or private streets shall be provided at a rate of approximately fifty percent (50%) greater than required for a detached single-family dwelling by Raleigh City Code Section l0-2082.5(c)(3) as follows: the total caliper inches of shade trees shall be three (3) inches in caliper (nine and one half (9.50) inches in circumference measured one-half foot above ground level) per each fifty (50) linear feet of street frontage. Further, trees shall be a minimum of twelve (12) feet in height and nine and one half (9.50) inches in circumference (three (3") inches in diameter) measured one-half foot above ground level.

f) A private or public street shall be extended to the property to the West (PIN # 1726-96.5641) of the subject property.

g) Prior to subdivision approval or the issuance of any building permit, whichever shall first occur, offers of cross access shall he extended to properties along the South and East property lines with the following PINs 1726-94-5882 DB 07389 Page 942, 1726-94-8726 DB 3431 Page 879, 1726-94-8878 DB 4956 Page 480 and 1736-94-9937 DB 8038 Page 001.

h) 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, provided that lighting in transitional protective yards shall be a maximum of twelve feet (12') in height.

i) In the event the parcels within the Property are under common ownership, prior to obtaining building permits for any of the parcels, cross access will be provided among contiguous parcels within the Property in the event they are not recombined into a single parcel.

j) In the event that any parcel within the Property is further subdivided, no dwelling units on any such subdivided parcel will have direct driveway access to either Spring Forest Road or Louisburg Road

k) Prior to subdivision approval or the issuance of any building permit, whichever shall first occur, the owner of Property shall deed to the City a transit easement measuring twenty (20) feet long adjacent to Spring Forest Road by fifteen (15) feet wide to support a bus stop for future transit services in the area. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easement deed prior to recordation.

l) Direct vehicular access to the Property from Spring Forest Road will be limited to no more than one (1) access point generally opposite from Paul Road.

m) Uses on lots located along the western boundary of the Property abutting the parcels with the PINS stated in condition (c) above shall be limited to single family detached dwellings and accessory uses only; any such dwelling constructed on a lot abutting one

or more parcels having any of the aforementioned PINs along the western boundary shall be constructed upon either a crawl space or a full or partial basement

n) No vinyl siding shall be permitted on the exterior of any dwelling constructed within the Property.