Ordinance (2002) 165 ZC 512
Effective: 2/19/2002

Z-76-01-Rock Quarry Road, on the north side of Rock Quarry Road, approximately 1/3-mile west of its intersection with Barwell Road, extending westerly to New Hope Road and northerly to Walnut Creek. Approximately 416 acres to be rezoned from Residential-4 to Residential-6 Conditional Use.

Conditions: 2/12/02

1. Reimbursement values for any required right-of-way shall be based on R-4 values.

2. Residential dwelling unit shall not exceed 1,385 total units.

3. Subject to Special Use permit approval by the Raleigh Board of Adjustment, a portion of the property shall be devoted to an 18-hole golf course and its associated accessory uses related to residential development (including its associated club house and recreation facilities).

4. In addition to the golf course (described above), the following uses shall be permitted within the development.

A. Single-family detached;
B. Single-family attached (townhomes);
C. Cluster unit development;
D. Group housing (multi-family apartments);
E. Unit ownership (condominium);
F. Life care community;
G. Recreation outdoor;
H. Recreation indoor;
I. Clubhouse;
J. Tennis; and
K. Pool;

5. +/-53-acres of passive and active open space and greenway shall be provided within the development. Golf courses and the future dedication of greenways along Walnut Creek may be allowed toward this requirement.

6. No wooden fenced greater than four (4') feet in height shall be permitted within twenty (20') feet of the ultimate right-of-way of New Hope Road and Rock Quarry Road. All Fences located within fifty (50') feet of the ultimate right-of-way of New Hope Road and Rock Quarry Road, and greater than four (4') feet shall be screened with plantings equal to seventy-five (75%) percent of the wall area. Twenty (25%) percent of these plants shall consist of evergreen trees and or shrubs.

7. The developer will reserve areas for two 15' by 20' mass transit easements (one along Rock Quarry Road and one along New Hope Road). Prior to site plan approval, the Transit Division shall review the locations of these easements.

8. A minimum +/-2.5-acre pond shall be provided in the general location of the existing pond located in southwestern corner of the site. This pond may be converted to serve as a stormwater and, or water quality control structure.

9. A twenty (20') foot wide Transitional Protective Yard (T.P.Y.) shall be provided along all common property lines with Wake County PIN # 173217-02-6074 (Wilfong). This 20' Transitional Protective Yard shall contain the following minimum landscape materials:

a.) 3 evergreen trees (installed at a minimum height of 8' and a maximum of 15' on center) per every fifty (50') linear feet; and

b.) 15 evergreen shrubs (installed at a minimum height of 2 ½' and a maximum of 5' on center) per every fifty (50') linear feet.

10. Maximum fill of any on-site 100-year floodplain areas shall not exceed thirty-five (35%) percent of the total floodplain located within the subject area. 100-year floodplain areas shall not contain any residential dwelling units (not including accessory uses associated with golf course development or residential lots). Impervious surfaces in the existing 100-year flood plain shall be limited to no more than 10%.

11. A thirty (30') foot wide Street Protective Yard area shall be provided along the ultimate right-of-way of Rock Quarry Road. This area shall consist of the following landscape materials:

a. 15 shrubs trees (installed at a minimum height of 2 ½') per every fifty (50') linear feet;
b. 2 understory (installed at a minimum height of 8') trees per every fifty (50') linear feet; and
c. 1 canopy trees (installed at a minimum caliper size of 4" per every (40') linear feet.

These rates may be reduced by twenty-five (25%) percent if a berm equal to or greater than three (3') feet in height is provided along the (30') foot wide street protective yard area.

12. Existing hardwood trees greater than eight (8") caliper inches within fifteen (15') feet of the street protective yard area (described in Condition #11 above) shall be saved (so long as they qualify for tree save credit). The location, size and species of these saved trees shall be provided at the time of plan submittal.

13. A public street network shall be created through the project via the following:

a. A continuous east-west residential collector street shall be provided from New Hope Road to the Grantham property (Wake County PIN# 1732.10-36-9363; and
b. A continuous north-south residential collector street shall be provided from Rock Quarry Road to the east-west residential collector street (above).

14. In addition to the east-west residential collector street, at least two (2) additional street stubs/connections shall be provided along the eastern property line(s) of the subject area. These connections/street stubs shall connect to either the north-south or east-west collector streets described in Condition #12 above.

15. Maintenance facilities for golf course facilities shall be contained within an enclosed structure or fence. Fencing associated with this facility shall be screened with evergreen materials in a manner that seventy-five (75%) of the fence area is screened. Long-term maintenance of vehicles and storage of golf carts shall be contained within this facility. Further, stockpiled landscape materials (not including those materials associated with initial installation) placed on-site for longer than (30) days shall be contained within this facility.

16. Hours of operation for the golf course shall be limited to daytime (dawn to dusk). Nighttime activities associated with the golf course are restricted to the indoor clubhouse and the outdoor pavilion areas.

17. Freestanding lighting associated with the golf course (not including on street lighting and security lighting) shall be limited to off-street parking areas and lighting for the outdoor pavilion.