Z-74-05 – Forestville Road, south side of Thornybush Drive, west of its intersection with Forestville Road, being Wake County PINs 1747-20-7216 and 1747-30-1394. Approximately 18.54 acres rezoned from Agricultural Productive to Residential-4 Conditional Use.

Conditions dated: October 25, 2005

1. Development on the property will be limited to single family detached dwelling units with a minimum of 1,800 square feet (heated floor area gross) in size on cluster unit development lots having a minimum square footage of 6,534 square feet.

2. Reimbursement for any required right-of-way dedication shall remain at the current Agricultural Production value.

3. Cross-access will be provided to all adjacent properties that require access as determined by the City of Raleigh's Public Works Department.

4. A natural protective yard a minimum fifty (50) feet in width as measured from the top of the bank on either side of the stream be provided along all required riparian buffers except for the construction of roadways and utilities.

5. Development upon the property will include one privately owned tot lot with a minimum of 900 square feet.

6. The front facades of the dwelling units upon the Property shall be constructed of stone, brick, hardyplank or vinyl or a combination of those materials.