Z-4-06 – Rock Quarry Road, on the North side of Rock Quarry Road, East of its intersection with Barwell Road, being Wake County PIN's 1732201707, 1732203737, 1732204781and 1732206523. Approximately 8.43 acres rezoned to Residential-15 Conditional Use.

Conditions: 05/17/06

1. Development shall have a maximum of 102 dwelling units.

2. Residential development shall be limited to single family detached dwellings and/or townhomes.

3. Reimbursement for any required right-of-way dedication shall retain the current R-4 value.

4. A Street Protective Yard with an average width of twenty (20) feet and a minimum width of ten (10) feet (exclusive of the transit stop noted in condition #6 below), shall be provided. This Street Protective Yard shall be measured from the future right-of-way of Rock Quarry Rd.

5. In the areas that require clearing for parking lot construction or road widening, the vehicular screen protective yard will be double planted based on the requirements of Raleigh City Code 10-2082.5 (c). This requirement shall not apply to street yard location(s) where Tree Conservation Area (per Raleigh City Code) can apply.

6. Prior to site plan or subdivision approval, whichever occurs first, one transit easement measuring 20 feet in width (adjacent to Rock Quarry Road) and 15 feet in depth shall be offered to the City of Raleigh. Prior to site plan or subdivision approval, whichever occurs first, the Transit Division shall review and approve the easement location and City Attorney shall approve the easement document.

7. Upon development, vehicular and pedestrian cross access shall be provided to the lot in the rear of the subject property (DB 08815/PG 2020) and the Ebenezer Methodist Church property to the east of the subject property (DB 03256/ PG 0002). See attached map.

8. Height shall be limited to a maximum of three (3) stories / forty-four (44) feet. End dwelling units of each building will be limited to twenty-four (24) feet in height. No building will utilize 44 feet of height for the entire structure.

9. Each building will have no more than ten (10) continuous dwelling units in length.

10. Vinyl cladding and masonite shall be prohibited as a building material and primary building materials shall be stone, brick, simulated stone/brick, or cementatious lap or panel siding, or some combination of these.

11. For all buildings fronting on Rock Quarry Road, main dwelling unit entrances shall front Rock Quarry Road.

12. No more than one (1) double-loaded parking bay shall be located between building fronts and the right-of-way of Rock Quarry Road.

13. Each dwelling unit shall provide a porch/patio with a minimum of fifty (50) square feet.

14. The development shall provide a centrally located and maintained common space with a minimum of 20,000 square feet which shall contain the following: one (1) shelter, two (2) benches, and two (2) cooking grills.

15. There shall be no more than one (1) full movement access and one (1) right-in and right-out only access along Rock Quarry Road.

16. A Home Owner's Association shall be established for this residential subdivision. Furthermore, this HOA shall be responsible for the overall maintenance of: common open space; landscaped areas; Tree Conservation Areas, stormwater detention areas, vehicular surface areas (such as off-street parking and private streets); private sidewalks; landscaping contained within individual townhome lots, and building facades.