

Ordinance 909 ZC 773
Effective 1/8/19

Z-2-18 – Rock Quarry Road, south side, about three-quarters of a mile south of its intersection with Battle Bridge Road, located at 6700 Rock Quarry Road, being Wake County PIN 1731540137. Approximately 89.53 acres are rezoned to Residential-6-Conditional Use (R-6-CU).

Conditions dated: January 2, 2019

1. Prior to the issuance of the first Certificate of Occupancy, the greenway easement dedicated along the Walnut Creek Big Branch Creek Tributary A shall be connected by a “Pedestrian Passage” in accordance with Street Design Manual 3.2.6 B to the sidewalk network within the development and the sidewalk network along Rock Quarry Road.
2. The maximum number of dwelling units shall be limited to 340.
3. Residential development shall be limited to the “Detached House” building type.
4. In the event that the property is developed with the “Conventional Development Option”, a minimum of twenty-eight percent (28%) of the site shall be set aside as open space in accordance with UDO article 2.5. Common Open Space Requirements.
5. In addition to the 28% Open Space, an additional 5% of the Net Site Area shall be set aside as “Open Area”, in accordance with the following guidelines: a. located outside of the Public Right of Way, b. located outside of a lot developed with a single-family home, c. owned in accordance with UDO section 2.5.7.A.