

Ordinance: 13 ZC 678

Effective 2-21-12

Z-5-12 – Ramblewood Drive Conditional Use - south and north sides of Ramblewood Drive, southwest of the intersection of Interstate-440 and Six Forks Road, being Wake County PIN(s), 1705782455, 1705684442, 1705675908, 1705676214 (P/O), 1705671864, 1705671872, 1705671890, and 1705672708. Approximately 9.91 acre(s) rezoned from Residential-6 Conditional Use District, Residential-10 Conditional Use District, Residential-10 Conditional Use District with Special Highway Overlay District-1, and Residential-15 Conditional Use District to Residential-30 Conditional Use District and Residential-30 Conditional Use District with Special Highway Overlay District-1.

Conditions Dated: 02/14/12

As used herein the Property refers to all of those certain parcels of land containing a total of approximately 10 acres located on Ramblewood Drive just west of the intersection with Six Forks Road and having Wake County PINs 1705-78-2455, 1705-68-4442, 1705-67-5908, P/O 1705-67-6214, 1705- 67-1864, 1705-67-1872, 1705-67-1890 and 1705-67-2708.

1. The density on the Property shall be restricted to no more than 28 units per gross acre.
2. All structures shall be residential in character with the principal roof structure either flat with parapets or have a minimum pitch of 3:12. All structures shall be faced with brick or concrete masonry; synthetic stucco or wood; cementitious wood and trim. Windows and doors combined shall represent no less than 15% and no greater than 60% of the front facade of any building containing dwelling units.
3. As measured from the property line along the Ramblewood Drive public right-of-way line, any building constructed on the Property after the effective date of this rezoning ordinance shall add three (3) feet of setback for every one (1) foot in height above 40 feet to the applicable base minimum district yard setback.
4. All structures shall be no greater than sixty five (65) feet in height.
5. In no event shall any principal building be located within 20 feet of those parcels with Wake County Parcel Identification Numbers 1705-68-0347 (DB 10537, PG 2409), 1705-57-9925 (DB 1774, PG 426), and 1705-57-9896 (DB 2977, PG 301).
- S. All lighting for any structured parking built on the property shall utilize full cutoff light fixtures directed away from adjacent R-4 zoned residential development.