

Ordinance 871 ZC 768
Effective 9/4/18

Z-7-18-Rock Quarry Road and South New Hope Road, on South New Hope Road at the northeast corner of its intersection with Rock Quarry Road, eighteen (18) properties totaling approximately 532 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: June 15, 2018

1. Total number of dwelling units shall not exceed 1,700 units on the subject property. The Apartment Building type shall not be permitted on the subject property except that up to three hundred (300) dwelling units located within the apartment building type shall be permitted where (i) occupancy is restricted to those age fifty-five (55) and older in accordance with Federal law and (ii) the Apartment Building Type is located within two thousand five hundred feet (2500') of the right-of-way for Rock Quarry Road.
2. At the time of issuance of the first certificate of occupancy for a dwelling unit, the property owner shall create an area containing at least twenty-five (25) acres of land identified by the property owner and located on the subject property near the intersection of the New Hope Road and Walnut Creek (the "Park Land") for use as a public or private park. The property owner shall ensure the Park Land has access from a street internal to the project.
3. The Property owner shall install greenway trails on the subject property generally as shown on the attached Exhibit B, meeting City of Raleigh green way trail specifications, prior to the issuance of the two hundredth (200th) certificate of occupancy.
4. A minimum of twenty-five percent (25%) of the net site area (site area excluding street right-of-way) shall be used for passive and active open space, including public parks, private parks, public greenways, environmentally sensitive areas, tree conservation area, stormwater devices and other open space.
5. For property delineated by Wake County PIN 1722937105 and identified as Lot 5007 on Book of Maps 2008, Page 280, Wake County Registry (the "Property"), unless a more restrictive provision of the City of Raleigh Unified Development Ordinance applies, one or more buildings shall be located within one hundred feet (100') of Rock Quarry Road or at least fifty percent (50%) of the length of the Property along Rock Quarry Road, excluding public street right-of-way from length of the Property.

Exhibit B

