

- 1. Z-81-21 – 6700 Rock Quarry Road and 2533 Wall Store Road**, located on the west side of the intersection of Rock Quarry Road and Whitfield Road, being Wake County PINs 1731540137 and 1731158070. Approximately 275.82 acres rezoned to Residential-10-Conditional Use, Commercial Mixed Use-3 Stories-Conditional Use (R-10, CX-3-CU).

Conditions dated: August 30, 2022

The following conditions shall apply to that portion of the property zoned CX-3:

1. Residential density shall be limited to twenty (20) units per acre.
2. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited or special uses in the CX-district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Overnight Lodging; (iv) Vehicle Fuel Sales; (v) Detention center, jail, prison; (vi) Self-Service Storage; (vii) Car wash; (viii) Vehicle repair (minor); and (ix) Vehicle repair (major).
3. The maximum amount of nonresidential Principal Uses within this district shall be 300,000 square feet.

The following conditions shall apply to that portion of the property zoned R-10:

4. Gross residential density shall be limited to eight (8) units per acre.
5. The Apartment building type shall be prohibited.
6. There shall be a minimum fifty-foot (50') principal building setback from the property with PIN 1731-32-3530 (Deed Book 8178, Page 618, Wake County Registry).
7. The width of the Zone 2 Neuse River riparian buffer along Stream A (as identified on the attached Exhibit A) shall be increased by twenty-five feet (25') to forty-five feet (45'), such that the total width of the Neuse River riparian buffer along Stream A shall be seventy-five feet (75'). The edge of the 75'-wide Neuse River riparian buffer shall be referenced herein as the "limit of disturbance". This condition shall not act as a prohibition on any uses allowed within a Neuse River riparian buffer as prescribed in 15A NCAC 02B .0714.
8. Along the limit of disturbance of Stream A, developer shall install double silt fencing prior to any grading or construction, with settling pits installed at every double silt fence outlet.
9. Prior to subdivision approval, developer shall perform a localized no-rise flood study to demonstrate no adverse impacts to Stream B, as shown on the attached Exhibit, for the 100-year storm event.
10. Prior to subdivision approval, developer shall perform a localized no-rise flood study to demonstrate that the proposed water depth of Stream A post-development will be maintained to pre-development stream depth levels for the 100-year storm event.
11. Pedestrian Connectivity. At subdivision and/or site plan submittal, Developer shall elect one of the following options:
 - i. Developer shall install 10'-wide minimum pedestrian path (the "Path") within a twenty-foot (20') public access easement along Stream A, as shown on the attached Exhibit B, and subject to City of Raleigh approval. The

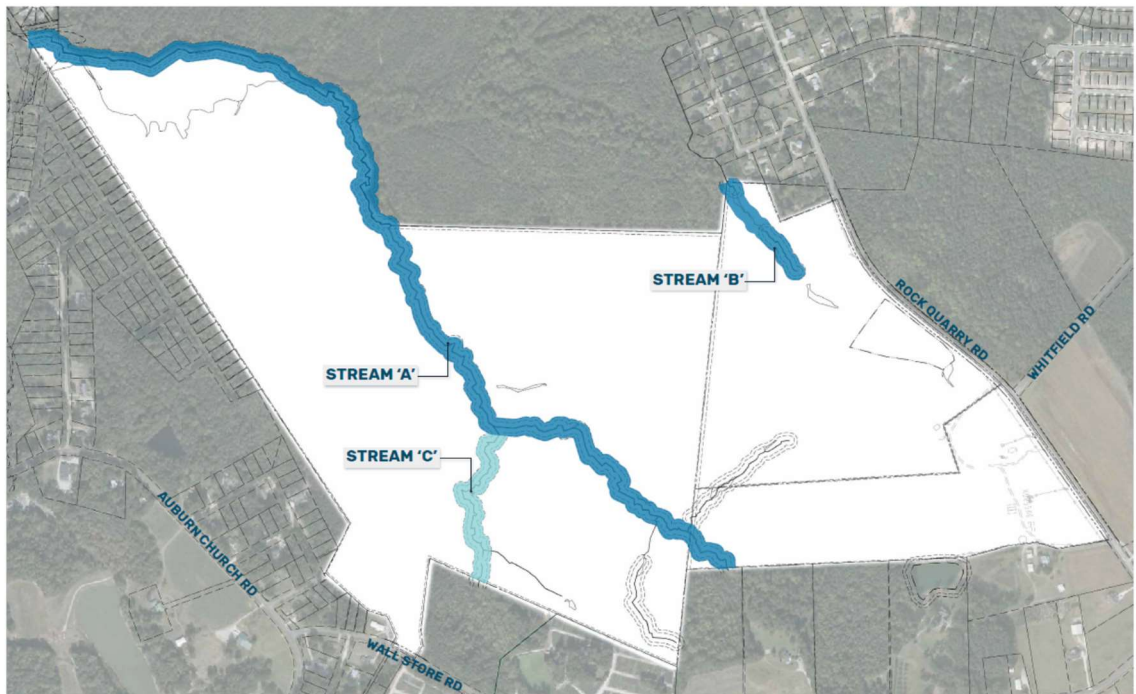
Path shall include at least one access point to the City of Raleigh's Park property with PIN 1731-26-1534 (Deed Book 16485, Page 2169, Wake County Registry); the access point(s) shall be stubbed so that connection(s) can be made once the Park property is developed and additional public trails are constructed. The Path along Stream A shall have a southern termination point at its intersection with a road, to be constructed by Developer and dedicated to the City, bisecting the property east-west from the intersection of Rock Quarry Road and Whitfield Road, as proposed in CP-6-22. The resulting Path shall be at least 1,700 linear feet. The Path and east-west road shall be constructed notwithstanding the approval or denial of CP-6-22. The Path shall be completed prior to the issuance of fifty percent (50%) of the certificates of occupancy for those dwelling units within any phase of development on which the Trail is located. The specific location of the Path and the access point(s) shall be determined by Developer at site plan approval for that phase of development, subject to City of Raleigh approval.

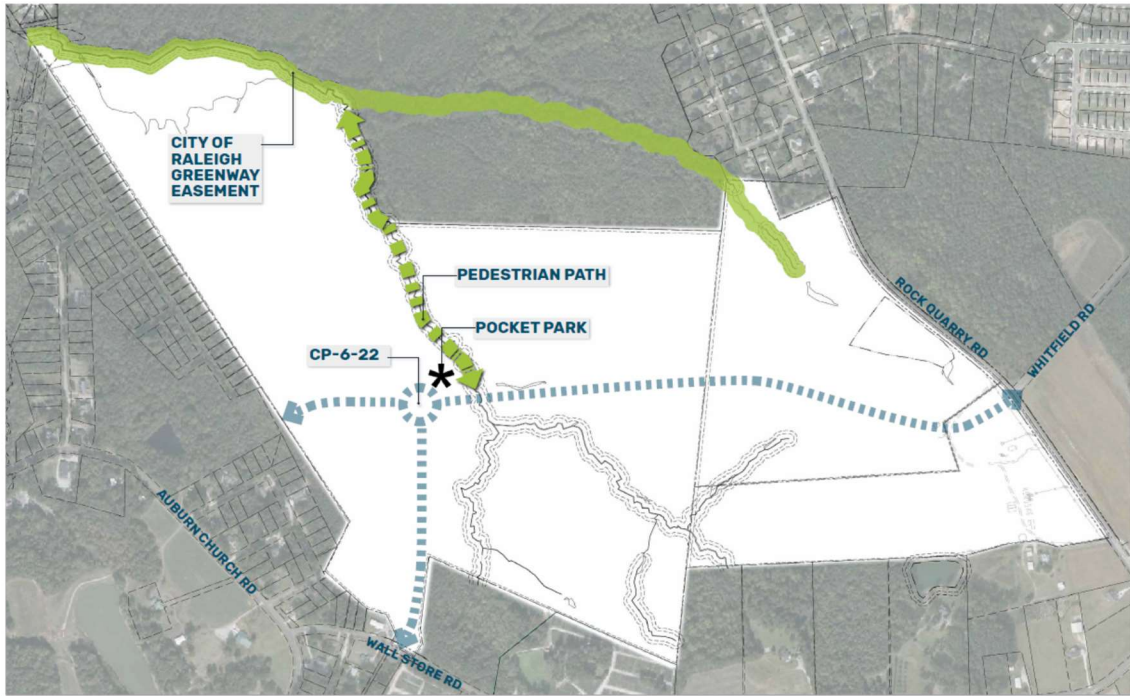
- ii. In lieu of one of the UDO-required six-foot (6') sidewalks, Developer shall construct a 10'-wide minimum multi-use path (the "Path") along the eastern right-of-way of a proposed residential street intersecting with the east-west right-of-way requested in Comprehensive Plan Amendment CP-6-22 and shown on the attached Exhibit C. At the point the Path extends past the northern terminus of the residential street, Developer shall dedicate a 20'-wide public access easement (the "Easement") and continue the Path within the Easement up to the shared boundary line with the City of Raleigh's Park property with PIN 1731-26-1534 (Deed Book 16485, Page 2169, Wake County Registry) and the future Greenway Trail. Said Path shall be built either to the City of Raleigh's GW 10.10 Asphalt Multi-Use Street Side Trail or GW 10.11 Concrete Multi-Use Side Street Trail standards. The resulting Path shall be at least 1,700 linear feet, and shall terminate at the Park boundary line and future Greenway trail. The Path and east-west road shall be constructed notwithstanding the approval or denial of CP-6-22. The Path shall be completed prior to the issuance of fifty percent (50%) of the certificates of occupancy for those dwelling units within any phase of development on which the Trail is located.

For either pedestrian connectivity option, Developer shall install a minimum 10,500 square-foot Pocket Park at the Path's southern trailhead near its intersection with the east-west right-of-way requested in CP-6-22, as shown on the attached Exhibits B and C. The Pocket Park shall include the following, but not limited to: bicycle racks, informational signage, seating, and enhanced landscaping.

12. The developer shall construct a pedestrian connection of not less than six feet (6') in width to the planned Greenway Easement along Stream Feature B as shown in the Exhibit A, in order to provide a connection from a private sidewalk to the planned greenway easement. The connection shall be completed prior to 50% of the certificate of occupancies for those dwelling units within the phase of development on which the pedestrian connection is located. The specific location of this connection shall be determined by the Developer during site plan submittal, subject to approval by the City of Raleigh.

13. A minimum of thirty percent (30%) of the net site area shall be set aside as open area. "Open Area" as used in this Condition 13 shall mean land area (i) located outside the public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. This Open Area shall be used for passive and active open space, including, but not limited to, private parks, public multiuse paths, environmentally sensitive areas, tree conservation areas, and stormwater devices.
14. Developer shall implement these following post-construction practices listed below, in an effort to reduce the Total Suspended Solids (TSS) into Stream A. These specific practices shall be designed into the site plan and construction documents, subject to City of Raleigh approval.
 - i. At least one (1) stormwater outfall shall be discharged upstream from the confluence of Stream A and Stream C to keep the stream channel hydrologically active and avoid short circuiting of the channel.
 - ii. No runoff from impervious area will reach Stream A without prior stormwater treatment.
 - iii. Stormwater outlets will use level spreaders or a primary treatment SCM on all point discharges.
 - iv. SCMs shall be stabilized with sod rather than seeding when the dam is shaped to final condition, but prior to final conversion, subject to City of Raleigh approval.

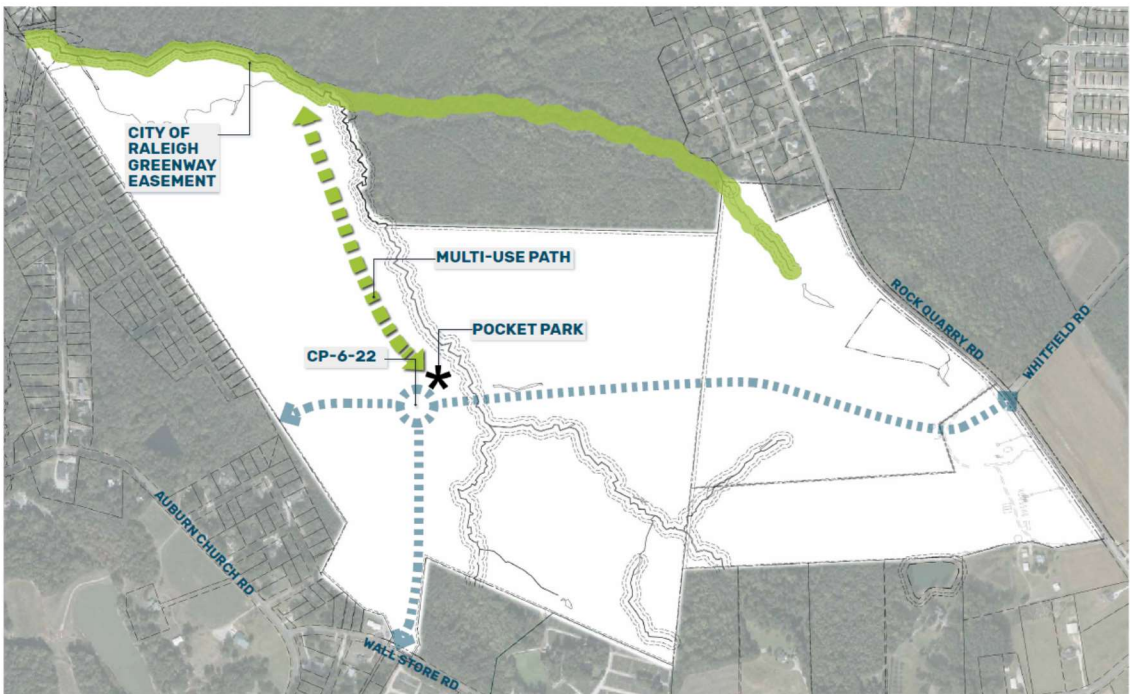




ROCK QUARRY RD ASSEMBLAGE ZONING EXHIBIT
RALEIGH, NORTH CAROLINA



B



ROCK QUARRY RD ASSEMBLAGE ZONING EXHIBIT
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C