

## 1216 Rolesville Rd

### Conditions of Approval

Revised April 17, 2023

1. General compliance with the concept plan is a condition of the rezoning request. Significant deviations from the concept plan shall require a rezoning amendment unless the administrator finds the modification to be minor and in keeping with the spirit and intent of the concept plan.
2. The developer shall work with the North Carolina Department of Transportation (NCDOT) during the Site Plan approval process to address the Internal Protected Stem (IPS) requirement.
3. The townhomes shall adhere to the following architectural conditions:
  - a. All elevations of the units visible to public rights-of-way shall have trim around the windows.
  - b. Front elevations of townhouse units visible from public rights-of-way, shall contain at least three of the following:
    - Bay Window
    - Recessed Window
    - Decorative Window
    - Decorative Shake
    - Porch or Stoop
  - c. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 4-inches. Eaves will be allowed to encroach setbacks as allowed in the LDO.
  - d. A varied color palette shall be utilized on buildings throughout the development. Each building to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.
  - e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth- faced concrete masonry unit foundations shall be covered by decks, stoops, or be clad in face brick, stone, or some other masonry material imitating these materials visible from the public right-of-way.
  - f. Roof lines to match architectural building style. Townhouse rooflines cannot be a single mass; it must be broken up horizontally and vertically. The maximum number of continuous units within a building without a break is two. The main roofline will provide a minimum 6:12 pitch and a maximum of 12:12.
  - g. Front stoops or porches, if provided, shall be a minimum of 4' in depth.
4. The developer shall construct offsite road improvements as recommended by NCDOT in their *1216 Rolesville Road Traffic Impact Analysis Review Report* dated March 21, 2023.