

ATTACHMENT 12

REZ-23-02: Woodlief Rezoning Conditions

February 26, 2024

1. The development of the property shall be in substantial conformance with the accompanying Exhibit A, Concept Plan dated 12/13/2023. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.
2. The following uses shall be prohibited on the portion of the property zoned to the Residential High Density District (The “RH District”):
 - a. Live-work unit;
 - b. Residential Care (ALF, ILF, CCF);
 - c. Telecommunications tower.
3. The following uses shall be prohibited on the portion of the property zoned to the Residential Medium Density District (The “RM District”):
 - a. Telecommunications tower.
4. The RH-CZ District may be developed to a maximum of 98 Dwelling, Single-family Attached (townhouse) lots.
5. The RM-CZ District may be developed to a maximum of 157 Dwelling Single-family Detached lots.
6. All Dwelling, Single-family detached dwellings shall adhere to the following conditions:
 - a. Siding Material:
 - i. If masonry (such as brick veneer or faux stone product) is not the predominant first floor finish (greater than 50%), then the front elevation shall have at least two (2) styles of fiber cement siding (i.e. lap, shake, or board and batten, etc.);
 - ii. Vinyl material is prohibited except for soffits, fascia, and corner boards;
 - iii. No dwelling unit shall be constructed with an exterior elevation or color palette that is identical to the dwelling unit on either side or directly across the street.
 - b. Garages:
 - i. A minimum 2-car side-by-side (not tandem) garage shall be provided;
 - ii. All garage doors shall have windows.
 - c. Roofs: Roof materials shall be asphalt shingles, metal, copper, wood, or a combination of these materials.

- d. Building Foundations: Building foundations along the front façade shall have an exposed height above finished grade of at least 18” and must be finished with masonry product such as brick veneer or faux stone product.
 - e. Covered Entry: A covered front porch or covered stoop of at least 20 square feet with a minimum depth of 5 feet.
 - f. Windows:
 - i. All windows along the front façade shall have shutters and/or trim;
 - ii. Each side elevation shall have at least two windows.
 - g. Rear Yard Amenity: An unenclosed patio, deck, or screened-in porch of at least 64 square feet.
7. All Dwelling, Single-family Attached (townhome) buildings shall adhere to the following conditions:
- a. Siding Material:
 - i. If masonry (such as brick veneer or faux stone product) is not the predominant first floor finish (greater than 50%), then the front elevation shall have at least two (2) styles of fiber cement siding (i.e. lap, shake, or board and batten, etc.);
 - ii. Vinyl material is prohibited except for soffits, fascia, and corner boards;
 - iii. No dwelling unit shall be constructed with an exterior elevation or color palette that is identical to the dwelling unit on either side, directly across the street.
 - b. Garages:
 - i. A minimum 1-car garage shall be provided;
 - ii. All garage doors shall have windows.
 - c. Roofs: Roof materials shall be asphalt shingles, metal, copper, wood, or a combination of these materials.
 - d. Covered Entry: A covered front porch or covered stoop of at least 20 square feet with a minimum depth of 4 feet.
 - e. Windows:
 - i. All windows along the front façade shall have shutters and/or trim;
 - ii. Each side elevation shall have at least one window (excluding interior units).

- f. Rear Yard Amenity: An unenclosed patio, deck, or screened-in porch of at least 64 square feet.
- 8. Amenity Center: The main amenity area shall include a minimum 1,500 square foot cabana with an unenclosed covered seating area, bathrooms, and a minimum 2,000 square foot pool. The main amenity area shall be constructed prior to the issuance of the 200th residential building permit.
- 9. Pollinator Garden: The development shall include at least one pollinator garden. The pollinator garden shall be a landscaped garden in which at least seventy five percent (75%) of all plants, excluding grasses, are native milkweeds and other nectar-rich flowers. The pollinator garden shall be a half-acre (21,780 square feet) in area at a minimum, which may be distributed in several different locations. The final location(s) of pollinator garden shall be determined at subsequent stages of approval and will be identified on the landscape plan submitted with the construction drawings. The pollinator garden shall be constructed prior to the issuance of the 150th residential building permit.
- 10. Community Amenities: The development shall include one tot-lot and one dog park. Locations will be determined at subsequent stages of approval and will be identified on the construction drawings. The tot-lot and dog park shall be constructed prior to the issuance of the 150th residential building permit.
- 11. The development shall include a minimum of five (5) affordable housing attached townhome ownership units (the “Affordable Units”). Buyers of the Affordable Units shall be vetted to ensure that the sale price, in the first sale of the Affordable Units, is affordable to low or moderate income households earning no more than eighty percent (80%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI), adjusted for family size as most recently published by HUD. Prior to Subdivision closeout, documentation of compliance with this zoning condition shall be submitted to the Town. Following the first sale of each of the Affordable Units, the developer shall have no further obligations under this condition.
- 12. The project shall be responsible for the widening of Rolesville Road along the site’s full frontage of Rolesville Road, including the partially retained parcels, currently identified by Wake County PIN(s) 1767590716, 1768409261, and 1767590335. This shall include the design and construction of half of the ultimate cross section for Rolesville Road consistent with the Town of Rolesville’s Community Transportation Plan. These improvements shall be completed prior to the issuance of the 100th residential building permit.

[Signature Pages Follow]

REZ-23-02: Woodlief Rezoning Conditions
Property Owner Authorization

Property Address: 0 Rolesville Road

PIN: 1768500618

REID: 0404528

Chris Roney, VP Land 8.15.24
Applicant Date

REZ-23-02: Woodlief Rezoning Conditions
Property Owner Authorization

Property Address: 1501 Rolesville Road

PIN: 1767590716

REID: 0404530

Chri Raway, VP Land 8.15.24
Applicant Date

REZ-23-02: Woodlief Rezoning Conditions
Property Owner Authorization

Property Address: 0 Rolesville Road

PIN: 1767590335

REID: 0404531

Chris Raugy
Applicant

8.15.24

Date

