

**EXHIBIT D**  
**to Parker Ridge Rezoning Application**  
**Proposed Conditions**  
**Rev. 5 – February 24, 2023**

1. Development of the property shall be in substantial conformance with the accompanying **Exhibit C** Concept Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on **Exhibit C**, are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval. Developer shall be entitled to a credit against the Project's Parks and Recreation Fees for the costs to construct public greenways.
2. The following uses shall be prohibited on the portion of the property zoned Residential High Density (the "RH Parcel"):
  - a. Live-Work Unit
  - b. Residential Care (ALF, ILF, CCF)
  - c. Telecommunications Tower
3. The RH Parcel shall have a maximum of 120 townhouse dwellings.
4. The following uses shall be prohibited on the portion of the property zoned Residential Medium Density (the "RM Parcel"):
  - a. Telecommunications Tower
5. The RM Parcel shall have a maximum of 170 single-family detached dwellings.
6. A single family detached home shall be developed and donated as part of Wounded Warrior Homes, Operation Coming Home, Operation Finally Home, or similar organization providing homes to veterans. Developer shall be entitled to a waiver of all Town of Rolesville permit fees for this home.
7. 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.
8. Perimeter buffers shall be provided as shown on the Concept plan. Type 3 and Type 4 perimeter buffers may include 6' fences instead of walls.
9. All single family detached dwellings shall have the following features:
  - a. A 2 car garage;
  - b. All garage doors shall have windows;
  - c. Ground floor elevation at the front door shall be a minimum of 12" above average grade across the front façade of the house.

- d. A minimum 24” stone or masonry water table along the front elevation;
  - e. If masonry is not the predominant first floor finish, then the front elevation shall have 2 types of siding. For example, horizontal siding may be combined with shake/board and batten;
  - f. Roof pitches on the main roof will have a pitch between 5 on 12 and 12 on 12;
  - g. Roof materials shall be asphalt shingles, metal, copper or wood;
  - h. Minimum 12” front overhangs;
  - i. A covered stoop or porch at least 20 sf and 5 ft deep;
  - j. All windows on front facades shall have shutters or window trim;
  - k. A minimum 64 sf rear patio;
  - l. At least one window on each side elevation;
  - m. No single family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it or directly across from it; and
  - n. A varied color palette shall be used throughout the subdivision.
10. All townhouse dwellings shall have the following features:
- a. A 1 or 2 car garage;
  - b. A minimum 24” stone or masonry water table along the front elevation;
  - c. If masonry is not the predominant first floor finish, then the front elevation shall have 2 types of siding. For example, horizontal siding may be combined with shake/board and batten;
  - d. Roof materials shall be asphalt shingles, metal, copper or wood;
  - e. Minimum 12” front overhangs;
  - f. A covered stoop or porch at least 20 sf and 5 ft deep;
  - g. Shutters or window trim shall be on front façade windows;
  - h. A minimum 64 sf rear patio shall be provided on front loaded townhouses;
  - i. At least one window on each side elevation (excluding interior units);
  - j. No townhouse shall be painted a color that is identical to the home adjacent on either side of it; and

- k. A varied color palette shall be used throughout the subdivision.
11. The developer shall offer to dedicate the section of land labeled as “Parcel – A – Town of Rolesville Park Expansion” on the Concept Plan for use as a public park. This land shall count toward open space requirements for the overall development.
  12. The Project shall have a public greenway stubbed to the 307 S. Main Street property line near “Access C” as shown on the “Parker Ridge Traffic Impact Analysis” prepared by Stantec Consulting Services, Inc., dated February 2, 2023 (the “TIA”). Notwithstanding the foregoing, the Project shall not have a public street access to School Street.
  13. Developer shall design and construct: (1) the public collector street identified as Access D in the TIA that extends the street network within the development through Wake County PIN 1768-09-8727 (the “Campus Site”) to E Young Street (“Access D Route”); and (2) a northbound left turn lane with 75 feet of full-width storage and appropriate taper from Young Street to Access D as recommended by the TIA (“Turn Lane”) (Access D Route and Turn Lane are collectively referred to as the “Young Street Connection”). The Young Street Connection shall be designed and constructed to Town of Rolesville and NCDOT standards and Access D shall be located in substantial conformance with the corridor shown in the attached **Exhibit E**. The street section for Access D shall be constructed as shown in the attached **Exhibit F**. Developer shall be responsible for all costs to design and construct the Young Street Connection (the “Costs”) and Developer shall be entitled to a credit against the Project’s Transportation Impact Fees for the Costs. Construction of the Young Street Connection shall commence prior to issuance of the 105th Certificate of Occupancy for the Project and shall be complete not later than issuance of the 138th Certificate of Occupancy for the Project.

While it is anticipated that this condition will be clarified by a formal development agreement, reimbursement agreement, or other written agreement between the Developer and the Town, the absence of such a subsequent written agreement shall not be deemed to invalidate this condition.

This condition is subject to the following caveats:

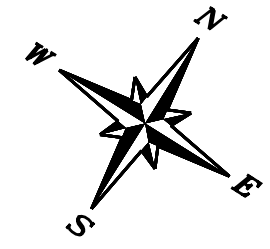
- In the event the Campus Site, an approved alignment within the **Exhibit E** corridor, or necessary rights-of-way, easements, or other property rights are made unavailable to the Project, this condition shall be deemed extinguished.
- In the event the Town commences design and/or development of any part of the Young Street Connection, the Developer’s obligations for design and/or development, as appropriate, for those portions of the Young Street Connection shall be deemed extinguished. For purposes of clarity, Developer shall remain entitled to a credit against the Project’s Transportation Impact Fees for remaining Costs.

“Project” shall mean “Parker Ridge” as described by MA 22-03 and ANX 22-06.

“Developer” shall mean Lennar Carolinas LLC, and its successors and assigns.

PARKER RIDGE  
PROPOSED ROADWAY  
CORRIDOR EXHIBIT

ROLESVILLE, NORTH CAROLINA  
FEBRUARY 22, 2023



GRAPHIC SCALE



**LEGEND**  
— EXISTING PROPERTY LINE  
— PROPOSED ROADWAY CORRIDOR

**EXHIBIT E**

ACCESS D PROPOSED ROADWAY CORRIDOR

E. YOUNG STREET

**Exhibit F**

