

## Hills at Harris Creek

### Mixed-Use Neighborhood Center Conditional Zoning District and Residential Medium Density Conditional Zoning District Zoning Conditions

Conditions Applicable to the entire property:

1. The subject property shall be developed generally in accordance with the sketch plan attached hereto as Exhibit 1 and incorporated herein as if fully set out. The approximately 13 acre portion of the subject property, further described as Parcel 1 on the attached Exhibit 2 attached hereto, shall be zoned NC-CZ and the remaining 102 acre portion of the property, further described as Parcel 2 on Exhibit 2 attached hereto, shall be zoned RM-CZ. The improvements described herein may be developed in phases in accordance with a phasing plan approved by the Town of Rolesville.
2. The total number of dwellings on the subject property shall not exceed 270 dwelling units and no more than 115 of these dwelling units shall be permitted to be Dwellings, Single Family, Attached (Townhouse.)
3. Mixture of Uses: At least 8,000 square feet of non-residential building area shall be permitted (issuance of a building permit) prior to permitting (issuance of a building permit) more than 200 dwelling units.
4. Affordable Housing: Prior to the issuance of the first building permit for a dwelling unit, the property owner shall donate Twenty Thousand Dollars and No Cents (\$20,000.00) to Homes for Heroes.
5. Pollinator Plantings: At least three acres of the landscaping planted within the power line easement on the subject property shall utilize plant materials that are listed as Native Pollinator Plants on North Carolina Wildlife Federation ("NCWF") or other resources for native plants recommended by the NCWF. Where evergreen plantings or street trees are required by the Rolesville Land Development Ordinance as the same may be amended from time to time, pollinator plantings shall not be required. Nothing herein shall be construed to limit the plant materials permitted on individual residential lots.
6. Where street trees are required by the Rolesville Land Development Ordinance as the same may be amended from time to time, understory street trees shall be permitted as subsurface conditions require. Nothing herein shall be construed to limit the plant materials permitted on individual residential lots.
7. Recreational Amenities: The following recreational amenities shall be provided generally as shown on the attached Exhibit 1 as a part of the development of the subject property and dedicated to the community's homeowner's association except for those areas offered to and accepted by the Town of Rolesville:
  - a. A swimming pool and cabana, including changing rooms and restrooms shall be constructed prior to the issuance of the 150th building permit for a dwelling unit;
  - b. At least one fenced playground shall be constructed prior to the issuance of the 150th building permit for a dwelling unit;
  - c. At least one fenced dog park shall be constructed prior to the issuance of the 150th building permit for a dwelling unit;
  - d. At least one (1) pickle ball court shall be provided prior to issuance of the 250th building permit for a dwelling unit; and
  - e. At least one (1) garden park shall be provided prior to the issuance of the 200<sup>th</sup> building permit for a dwelling unit.
8. Transportation Improvements: The property owner shall install all required roadway and transportation improvements set forth in the Traffic Impact Analysis report associated with this project in order to address the transportation impacts reasonably expected to be generated by

the development. All transportation improvements shall be installed in accordance with future phasing plans approved by the Town.

9. All homes shall include either crawl space foundations or stem wall foundation . Any stem wall foundations shall have an average of at least eighteen inches {18"} in height across the front facade of the home and shall have brick or stone veneer on all sides facing a public street.
10. Rooftop solar energy panels shall be permitted on all homes.
11. The minimum gross building square footage shall be 2,000 square feet.
12. All homes shall be permitted to include up to two (2) home offices per dwelling.

Conditions Applicable to Dwellings, Single Family, Attached (Townhouse) only:

13. No Dwelling, Single Family, Attached (Townhouse) building shall exceed six (6) dwellings.
14. The minimum gross building square footage for townhomes shall be 1,200 square feet.
15. No Dwelling, Single Family, Attached (Townhouse) building shall exceed three (3) stories.

Conditions Applicable to the NC-CZ District only:

16. All uses permitted in the Neighborhood Center Mixed-Use district shall be permitted within the NC-CZ except Dwellings, Multiple Family (apartments).