

**Z-80-04 – Sugarbush Road**, southside, being **Wake County PIN 0796-52-6716**. Approximately 15.35 acres rezoned to amend the zoning conditions and master plan document associated with a portion of this existing Planned Development Conditional Use Overlay District.

**Conditions: 12/15/04**

- A. No development shall take place on the property described in Section D of this application except in general accordance with the Master Plan, and amendments thereto and accompanying conditions approved by City Council.
- B. All provisions and conditions of approval for MP-2-95 shall apply as approved with exception to a +/-15.35-acre portion the original +/-27.73-acre O&I-2 Tract (now south of Sugar Bush Road and now identified as Wake County PIN 0796-52-6716) shall be amended as follows:
  1. The boundary for the Office & Institution-2 Tract indicated on MP-2-95 shall be revised to +/-15.35-acres (as generally indicated above).
  2. Permitted uses within this +/-15.35-acre O&I-2 Tract shall include:
    - a) Group Housing
    - b) Single-family (detached);
    - c) Single-family attached (town homes);
    - d) Open Space;
    - e) Greenways; and
    - f) Outdoor/indoor recreation (public and/or private).
  3. Residential dwelling units (all types) shall not exceed a maximum of 130.
  4. All buildings shall be a maximum height of forty (40') feet. This height shall be calculated from curb elevation along the closest public or private street.
  5. A seventy-five (75') foot wide undisturbed Natural Protective Yard shall be provided adjacent to the Benson Memorial Methodist Church (Wake County PIN 0796-53-0364).
  6. A one-hundred (100') foot wide building setback shall be provided adjacent to Benson Memorial Methodist Church (Wake County PIN 0796-53-0364).
  7. A thirty (30') foot wide building setback shall be provided along Sugar Bush Road right-of-way.

8. A pedestrian path (minimum 5' wide concrete sidewalk) shall be provided from the southern property line to Sugar Bush Road. This path shall be located within a minimum ten (10') foot wide public access easement. While the final location of this pedestrian path shall be determined at the time of plan submittal, the route of this path shall generally flow through the developed residential portion of the sale.
9. A minimum of fourteen (14%) percent of the site (+/-2.15 acres) shall remain undisturbed.