

**Ordinance No. (1993) 266 ZC 333**

**Effective: 9-21-93**

**Z-38-93 Buffalo Road**, north side, including properties on Valley Stream Drive (north), Pimlico Lane, and a portion of Calder Lane, being Wake County Property Map Numbers 411 and 439, rezoned to Residential-6 Conditional Use District, according to map on file in the Planning Department.

Conditions:

1. No multi-family dwellings as defined in 10-2002 of Raleigh Zoning Code will be constructed on this site.
2. Maximum density for this property will not exceed the density allowed for R-4 zoning.
3. Upon development, the rate of stormwater run-off will comply with C.R. 7107.
  - 4a. The entire frontage adjacent to Buffalo Road shall have a landscaped buffer of 100' in width. The buffer will contain an earth berm in excess of 4 vertical feet height. This buffer will be landscaped in accordance with Section 10-2082.9 of the Raleigh City Code and meet the requirements of a 100' wide Type C transitional protective yard.
  - 4b. The eastern property line, adjacent to Britt Farm, shall have a landscaped buffer of 100' in width. The portion of this buffer which contains no existing vegetation will be landscaped in accordance with Section 10-2082.9 of the Raleigh City Code and meet the requirements of a 100' wide Type C transitional protective yard.
5. Existing pond to remain for stormwater quality control.
6. Perimeter lots within transition area A shall have a minimum of 40,000 S.F.
7. Perimeter lots within transition area B shall have a minimum of 20,000 S.F.
8. Perimeter lots within transition area C shall have a minimum of 15,000 S.F. See Attachment "A", for 6, 7 and 8.
9. Building permits shall not be issued for more than 50% of lots within the subdivision until two west bound traffic lanes are available between Valley Stream Drive and New Hope Road or until Valley Stream Drive is extended northward to provide a second public street outlet for the subdivision either to New Hope Road, Fox Road or Highway 401.
10. The 100 ft. landscape buffer is to be maintained by the Homeowners Association of our proposed subdivision.
11. A maximum of 300 single-family lots will be created within the 103 acres being rezoned from RR to R-6 CUD.
12. The 100 ft. landscape buffer will be located outside the future 90' right-of-way required for Buffalo Road widening.