

**ORDINANCE 371 ZC 436**  
**EFFECTIVE 7/7/98**

**Z-58-98 Buffalo Road**, north side, extending to the Neuse River, being a portion of Wake County Tax Map Parcel 1736.04 73 1919. Approximately 17.5 acres rezoned Office & Institution-1 Conditional Use.

Conditions: (06/11/98)

- A. Any reimbursement for street right-of-way shall be at R-4 value.
- B. Any non-residential development shall incorporate the requirements of CR 7107.
- C. Any proposed building shall not exceed three (3) stories and 45' in height.
- D. A street yard of 25' shall be provided along Buffalo Road (90' right-way and 65' back to back street section) and shall be landscaped with plantings equal to the Special Highway Overlay District-4 (SHOD-4) Standards.
- E. Any residential development shall be limited to four (4) dwelling units per acre.
- F. Improvements to Buffalo Road (90' right-way and 65' back to back street section) shall be made according to one of the following options:
  - 1. The developer shall dedicate 30' of additional right-of-way along existing Buffalo Road for constructing improvements on the side of the subject property.
  - 2. The developer, after approval of the City Department of Transportation, shall realign Buffalo Road in a manner similar to the schematic alignment shown on Exhibit A, attached.

The improvements shall be provided consistent with City policies and standards regarding phasing, time of construction, and reimbursement.