

**Ordinance No. (1994) 310 ZC 339**  
**Effective: 1-4-94**

**Z-60-93 Atlantic Avenue**, at its southeastern intersection with Spring Forest Road, being Map 1716.08, Block 88, Parcel 4450, rezoned to Office and Institution-2 Conditional Use.

Conditions: Attached to Ordinance

- 1) Any development(s) on subject property shall comply with the provisions of CR 7107.
- 2) No hotels or motels shall be constructed on subject property.
- 3) Any residential development shall be at a density of not less than 10 units/acre nor more than 35 units/acre.
- 4) "For reimbursement purposes right of way needed along Atlantic Avenue and Spring Forest Road (1/2 of 110 feet) will remain at residential value."
- 5) There will be no access to Spring Forest Road and Atlantic Avenue until a Site Plan is approved by City Council. Such site plan will include appropriate studies that address traffic to be generated by developments on subject property, Wake Co. tax parcel #381-435, and the adjoining property, Wake Co. tax parcel #381-28.
- 6) Not less than sixty percent (60%) of the subject property will be developed as medium to high density residential usage in conjunction with the adjoining 11-acre property.