

Z-3(B)-92 Buffaloe Road, Part B, rezoned to City of Raleigh Office and Institution-1 Conditional Use and Shopping Center Conditional Use.

CONDITIONS:

1. Access to Buffaloe and Forestville Roads will be in accordance with NCDOT and the City of Raleigh regulations and standards.
2. The petitioner will utilize the standards of the City SHOD-1 Overlay District requirements within 1,250 feet from the proposed right-of-way boundary of the Northern Wake Expressway.
3. If a package treatment plant is used, the developer agrees to discontinue the package treatment plant at the time that public sewer is available and utilize the public sewer system.
4. The petitioner will reserve the necessary right-of-way along the subject property frontage for the relocation of Buffaloe Road near the Northern Wake Expressway. All reservations shall be in accordance with the Official Northern Wake Expressway Corridor Plan.
5. The petitioner will reserve an additional 15 feet of right-of-way along Buffaloe and Forestville Roads for the future City of Raleigh Thoroughfare improvements.
6. The petitioner will reserve the necessary right-of-way for the realignment and extension of Needham Road to connect to Buffaloe Road. All reservations shall be in accordance with the Official Northern Wake Expressway Corridor Plan.