

**Z-37-91 U.S. Highway 401 North**, east side, opposite Spring Forest Road at its intersection with Kyle Drive, being a portion of Parcel 20, Tax Map 383, rezoned to Residential-15 Conditional Use District, according to map on file in the Planning Department.

**CONDITIONS:**

- A. Residential-15. All uses permitted in the Residential-15 District (Sec. 10-2029) will be allowed. There will be a 30' wide transitional yard running parallel to the southern most property line of the tract adjacent to parcel 411-14. There shall be a similar transitional yard along the Kyle Drive Road frontage. The protective yards shall meet the requirements of Raleigh Code Section 10-2068.8 except that the minimum width shall not be less than 30'.
- B. Upon development, the rate of storm water runoff will comply with C.R. 7107.
- C. Right-of-way needed for the proposed Northern Wake Expressway, Spring Forest Road and Southall Road extensions will be reserved with the property owner to be compensated at the land value existing prior to the Residential-15 CUD rezoning.
- D. A traffic study will be submitted for review and approval by the City Manager or his designee at the time a subdivision plan is filed.