

Ordinance 59 ZC 315
Effective 9-15-92

Z-38-92 Spring Forest Road, south side, west side of Otters Run Court, 11.05 acres rezoned to Office & Institution-II Conditional Use with revised conditions dated August 13, 1992 according to map on file in Planning Department.

CONDITIONS:

1. Any development(s) on subject property shall comply with the provisions of CR-7107.
2. Access to Atlantic Avenue shall be by way of Otters Run Court or as determined through site plan approval process.
3. No hotels or motels shall be constructed on subject property.
4. Any residential development shall be at a density of not less than 10 units/acres, nor more than 35 units/acre.
5. "For reimbursement purposes right-of-way needed along Atlantic Avenue and Spring Forest Road (1/2 of 110 feet) will remain at residential value."
6. There will be no access to Spring Forest Road until a site plan is approved by City Council. Such site plan will include appropriate studies that address traffic to be generated by development on subject property, Wake County Tax Parcel 381-28, and the adjoining property, Wake County Tax Parcel 381-435.