

Z-60-94 Falls River: General area north of Durant Road, east of Falls of Neuse Road.

Part A: Consisting of approximately 945 acres rezoned to Residential-4, Residential-10, Residential-15 and Shopping Center Districts, according to map on file in the Planning Department.

Part B: Overlay the above general use districts with the Planned Development Conditional Use Overlay District.

Conditions:

1. No development will take place on the site unless it is in accordance with the Falls River Master Plan, dated July 7, 1994, and any amendments thereto, and all conditions of approval of this Master Plan.
2. No more than 3270 dwelling units will be developed on the site of this zoning petition without City Council approval.
3. No more than 39 acres will be developed for retail uses on the site of this zoning petition without City Council approval.