

Z-37-94 Duraleigh Road, southwest side, north of Lake Drive, being Map 0785.15, Block 64, Parcels 5742 and 8575, Parcel 5742 rezoned to Residential-15 Conditional Use District and Parcel 8575 rezoned to Office & Institution-1 Conditional Use District.

Conditions:

Parcel 5742 - R-15 CU

1. Stormwater runoff following development of this property will not exceed runoff that would occur in an R-4 zoning district as per CR 7107.
2. For purposes of reimbursement, right-of-way and construction easement values will remain at R-4 values for Duraleigh Road.
3. If Edwards Mill Road extension has not been constructed by the time this property is submitted for site plan approval, the owner of the property shall be permitted to construct a two lane roadway in the right-of-way of Edwards Mill Road extension, said roadway to be used for access until such time that the completion of Edwards Mill Road extension has occurred.
4. The 115' right-of-way proposed for Edwards Mill Road extension will be dedicated to the City of Raleigh thirty days after the property has received site plan approval or subdivision approval, whichever first occurs, from the City of Raleigh.
5. The alignment of Edwards Mill Road extension through the property will be as shown on Exhibit "A" which is attached and made a part of this condition. Said alignment is as approved by the North Carolina Department of Transportation.
6. No more than one full access driveway will be permitted on Edwards Mill Road extension as indicated on Exhibit "A" which is attached and made part of this condition.

Parcel 8575 - O&I-1 CU

1. No more than one driveway access will be permitted on Duraleigh Road. This driveway will be a full access driveway located across from the driveway to Kaiser Permanente as shown on Exhibit A to be approved by the North Carolina Department of Transportation.
2. No more than one full access driveway will be permitted on Edwards Mill Road extension as indicated on Exhibit A which is attached and made part of this condition.
3. For purposes of reimbursement, right-of-way and construction easement values will remain at R-4 values for Duraleigh Road.

4. If Edwards Mill Road extension has not been constructed by the time this property is submitted for site plan approval, the owner of the property shall be permitted to construct a two lane roadway in the right-of-way of Edwards Mill Road extension, said roadway to be used for access until such time that the completion of Edwards Mill Road extension has occurred.
5. Stormwater runoff following development of this property will not exceed runoff that would occur in an R-4 zoning district as per CR 7107.