

Z-86-94 Spring Forest Road, north and south sides, west of its intersection with Fox Road, being Parcel 8186, Block 77, and Parcel 8143, Block 76, Tax Map 1726.12. Approximately 59 acres rezoned Residential-10 Conditional Use (18.5 acres) and Residential-6 (south side, 40.5 acres).

Conditions:

1. The property owner will comply with City of Raleigh Planning Commission Certified Resolution #7107
2. Duplexes, multi-family dwellings, apartment houses, and group housing projects otherwise allowed in the Residential-10 and/or Residential-6 districts, unless constructed as condominiums and/or townhouses, shall not be allowed on the subject property.
 - c. Rest homes, congregate care or congregate living structures, family care homes, family group homes, life care communities, bed and breakfast inns, day-care facilities, group care facilities, guest houses, lodging houses, tourist homes, outdoor stadiums, outdoor theaters, outdoor race tracks, or communication towers otherwise allowed in a Residential-10 and/or Residential-6 districts shall not be allowed on the subject property.
 - d. All of Petitioner's property east of and adjacent to the Fox Road right-of-way shall be offered to the City of Raleigh, by deed or easement, as additional greenway.
 - e. Any residential site plan presented to the City of Raleigh for approval shall show no more than 248 dwelling units, not more than twenty-five percent (25%) of which can be attached townhouses and/or condominiums, and all such attached dwellings, if any, shall be centrally located on the tract south of Spring Forest Road and surrounded in all directions by single-family detached dwelling units.
 - f. Right-of-way needed for the widening of Spring Forest Road, Fox Road and Fox Road Extension will remain as presently zoned (Rural Residential) for reimbursement values.