

Z-20-95 Creedmoor Road, west side, between Morgan's Way and Howard Road, being Parcel 5014, Tax Map 0798.18 and Parcel 4244, Tax Map 0797.06, rezoned to Office and Institution-1 Conditional Use District.

CONDITIONS:

1. Certified Recommendation 7107 of the Raleigh Planning Commission.
2. Use of the subject property shall be limited to residential (no more than 64 dwelling units) or a recreational facility (ies) and accessory uses, as "recreation" is set for in Code Section 10-2071.
3. Minimum 50 foot building setback from the existing right-of-way of Creedmoor Road.
4. Minimum 75 foot building setback from the common property lines of the subject property and adjacent lots bearing the following Tax PIN Numbers: 0798.18 30 9107, 0798.18 30 9293, 0798.18 40 0371, 0798.18 40 1388, 0798.18 40 3521, 0798.18 40 0063, 0798.18 40 1077, 0797.06 49 1845, 0797.06 49 0776, 0797.06 49 1552, 0797.06 49 0381, 0797.06 48 1775, 0797.06 48 2794 and 0797.06 48 0745.
5. Any additional right-of-way needed for Creedmoor or Howard Roads will remain at current R-4 value for reimbursement purposes.
6. There shall be a maximum building height of 2 1/2 stories (30 feet) for residential uses and 35 feet for nonresidential uses, except for temporary structures, such as seasonal bubble domes.