

4. **Z-11-21 – 2751 Page Road and 0 T W Alexander Drive, located on the east side of Page Road**, 1,700 feet south of T W Alexander Drive, being Wake County PINs 0758228236 and 0758569838. Approximately 35.78 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: May 14, 2021

1. Residential density shall not exceed 6 units per acre.
2. Principle Uses shall be limited to Single-Unit Living, Two-Unit Living and Multi-Unit Living. All other uses shall be prohibited.
3. Apartment building types shall be prohibited.
4. A minimum of twenty-five percent (25%) of the net site area shall be designated as Open Area. "Open Area" as used in this condition shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accordance with this condition may count toward this Open Area requirement so long as it complies with the definition of Open Area in this condition.
5. For the first 295' directly east of Trilogy Boulevard, a 10' landscape buffer shall be placed along the northern property line abutting the property with the Parcel Identification Number (PIN) 0758-57-78-30001.DUR, as described in Deed Book 8853, Page 203 in the Durham County Register of Deeds office (the "Registry") (the "Northern Parcel"). Said buffer shall contain a 6' wood privacy fence and 15 evergreen plantings per 100 linear feet, with a 5' minimum height at planting. This condition shall not apply to those areas abutting the Northern Parcel that, as a part of a development plan, are designated and recorded as Tree Conservation Areas, or where street connections, utility easements, or drainage easements are required.
6. A 20' landscape buffer shall be placed along the southern property line abutting those properties with the following PINs and deed references in the Registry: 0758-45-93-7972.DW, Deed Book 6441, Page 813; 0758-01-46-5970, Deed Book 7479, Page 410; and along only the first 40' of PIN 0758-02-56-0669, Deed Book 6441, Page 813, directly east of PIN 0758-01-46-5970 (the "Southern Parcels"). Said buffer shall contain 15 evergreen plantings per 100 linear feet, with a 5' minimum height at planting. This condition shall not apply to those areas abutting the Southern Parcels that, as a part of a development plan, are designated and recorded as Tree Conservation Areas, or where street connections, utility easements, or drainage easements are required.