

1. **Z-13-23 – 0, 4209, 4217 Watkins Road**, located 1/2 mile south of the intersection of Mitchell Mill Road and Watkins Road, being Wake County PINs 1747921505, 1747824660, 1747825389. Approximately 29.37 rezoned to Residential-6, Conditional Use (R-6-CU).

Conditions dated: November 17, 2023

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-6 District shall be prohibited: (i) cemetery.
2. For the purpose of obtaining building permits, the cumulative total AM peak hour and total PM peak hour trips generated on the property shall be no more than the following:
 - AM Peak Hour: 132 total trips
 - PM Peak Hour: 143 total trips.
3. The following conditions shall apply only to a development qualifying as a subdivision or Tier 3 site plan:
 - a. A minimum of twenty percent (20%) of the net site area of the property 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; and (iii) owned in accordance with UDO Section 2.5.7.A. No more than 12.5% of the Open Area shall be covered by impervious surface.
 - b. On or before the issuance of the first certificate of occupancy, the property owner or developer shall make a \$37,000 contribution to the City of Raleigh Fire Department to help fund a new fire station and/or fire equipment to serve the surrounding community.