

Z-18-17 – 0 Cashlin Drive, approximately 300 feet north of the intersection of Leland Drive and Hartham Park Avenue, being Wake County PIN 1748323666. Approximately 49.44 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: March 31, 2021

1. The maximum number of dwelling units permitted on the property is 179.
2. The Apartment and Townhouse building type shall be prohibited.
3. If the property is developed with a conventional subdivision, a minimum twenty percent (20%) of the net site area shall be set aside as open space.
4. Property owner shall provide a minimum thirty-feet (30') wide buffer along the shared boundary line with those parcels identified as "Lot 1221 Townhouse Common Area" and "Lot 1250-Townhouse Common Area" on that plat recorded in Book of Maps 2010, Page 674 (the "Townhouse Property").

The first ten (10) feet of the buffer adjacent to the Townhouse Property shall be undisturbed, except for tree removal associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity.

For the outer twenty (20) feet of the buffer area adjacent to the Townhouse Property, if five (5) feet or more of the width of the buffer area is impacted by tree removal (except for tree removal associated with any existing or proposed public rights-of-way, access easements, slope easements, utility easements, or any easements required by a governmental entity), those disturbed portions of the buffer area shall be replanted at a rate of at least four (4) shade trees and three (3) understory trees per 100 linear feet.