

Z-23-15 – Buffalo Road and Durwood Lane, southwest section of the Buffalo Road-Durwood Lane intersection, approximately 12.84 acres rezoned to Residential-10 Conditional Use (R-10-CU), being Wake County PINs 1725564817 and 1725566888.

Conditions dated: August 28, 2015

1. The maximum residential density permitted on the property shall be six (6) units per acre.
2. A minimum of thirty percent (30%) of the net site area of the property shall be set aside as open space, and in no event shall be less than forty percent (40%) of the property to be outside any lot able to be developed with a dwelling unit. The open space required to be set aside by this zoning condition shall be subject to UDO Article 2.5.
3. The apartment building type shall be prohibited on the property.
4. Prior to recordation of a subdivision plat or issuance of a building permit, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement along Buffalo Road shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office.