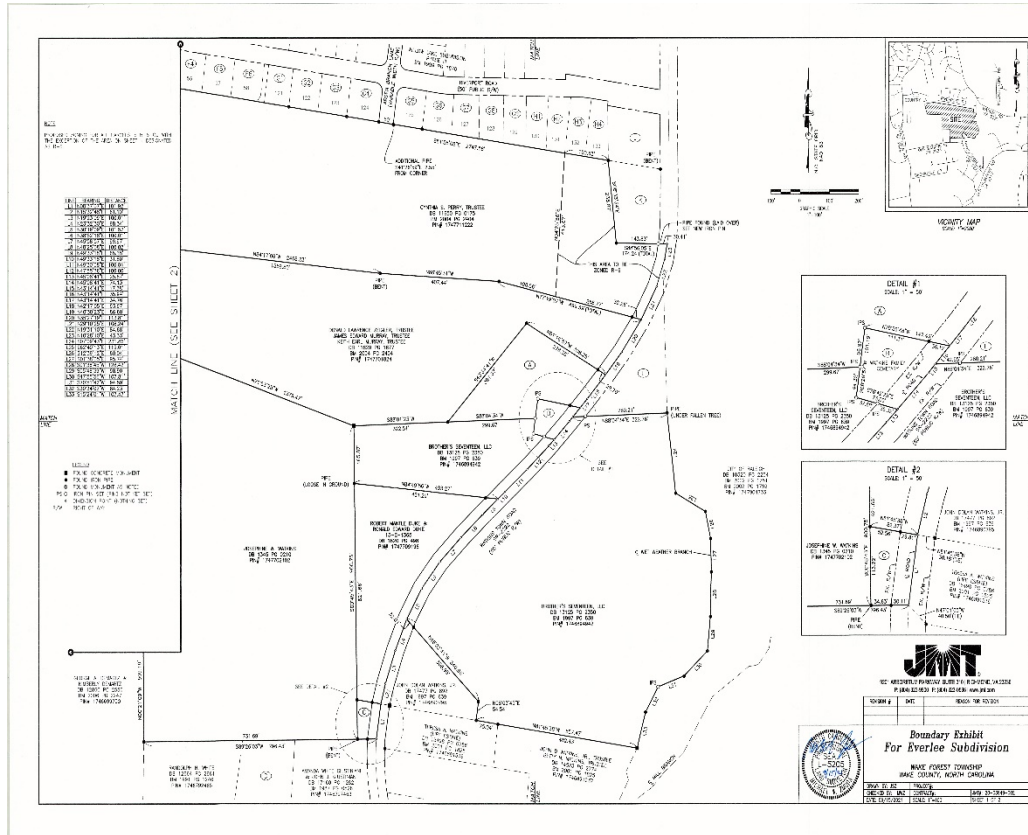


**Z-28-21 – 2932, 2933, 3013, 3029, and 3033 Watkins Town Road; 1505 Old Watkins Road; and 0 Old Milburnie Road**, located on both sides of Watkins Town Road, between Watkins Road and Old Watkins Road, being Wake County PINs 1746894942, 1747709196, 1747701824, 1747711222, 1747702102, 1746798664, and 1747804539. Approximately 99.7 acres rezoned to Residential-6-Conditional Use (R-6-CU) and Residential-6 (R-6).

Conditions dated: November 12, 2021

1. A minimum of forty percent (40%) of the net site area shall be designated as Open Space. Open Space meeting this forty percent (40%) requirement shall have a minimum width of fifty feet (50'). Any Open Space in excess of forty percent (40%) of the net site area shall not be required to meet the fifty feet (50') minimum width requirement.
2. A minimum of forty percent (40%) of lots shall abut Open Space.
3. A minimum of sixty percent (60%) of the Open Space meeting the forty percent (40%) net site area requirement shall be contiguous.
4. No more than 280 dwelling units shall be permitted. Of the 280 maximum dwelling units, no more than 190 single family dwelling units shall be permitted.
5. Apartment building types are prohibited.
6. Runoff limitation for development on the property as defined by UDO Section 9.2.2.E.1 shall be met for the 25-year storm in addition to the 2-year and 10-year storms.
7. A protective yard with a minimum width of 18 feet and an average width of 20 feet shall be provided along the northern property line of 3033 Watkins Town Road (with Wake County PIN 1747711222, also being Tract 1 shown on Wake County Registry Book of Maps 2004 Page 2404). This protective yard shall contain a minimum of four shade trees per 100 lineal feet, three understory trees per 100 lineal feet, and 40 shrubs per 100 lineal feet. Existing vegetation may count toward the planting requirements. Breaks for pedestrian and vehicle access, fences, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the protective yard.
8. If the conservation development option is selected, perimeter lots for detached house and attached house building types shall meet the dimensional requirements of the conventional development option.
9. Townhouse and attached house building types located west of Watkins Town Road shall not be placed within 1,100 feet of the northern property line of 3033 Watkins Town Road (with Wake County PIN 1747711222, also being Tract 1 shown on Wake County Registry Book of Maps 2004 Page 2404).
10. If the conservation development option is selected, minimum lot area for detached house and attached house building types shall be 6,000 square feet.
11. Subject to the receipt of all necessary approvals from all governmental authorities, the first Tier 3 site plan approved after the effective date of these conditions shall provide for a minimum of two access points from the portion of the property west of Watkins Town Road to Watkins Town Road.



2.