

**Z-39-22 – 5017 Forestville Road**, at the northeast corner of its intersection with Buffaloe Road, being Wake County PIN 1746438113. Approximately 21.74 acres rezoned to Residential Mixed Use-3 Stories-Conditional Use (RX-3-CU).

Conditions dated: August 30, 2022

1. Residential density shall not exceed 330 dwelling units.
2. A ten (10) foot wide ADA accessible pedestrian connection shall be provided to connect a paved surface on the rezoning site to the future park site located to the North (PIN 1746548112, Book 11043, Page 707).
3. The parking and building setback for both Buffaloe Road and Forestville Road shall be twenty feet (20') minimum. This condition shall not apply to incidental accessory features such, as mail kiosk, transit shelter, garden gazebo, fence, wall, entry monument, utility facilities and similar support features.
4. If the property is developed with Apartment-type buildings (UDO Section 3.2.4), no Apartment buildings shall contain more than 36 dwelling units and no more than fifty percent (50%) of the Apartment buildings shall contain more than 30 dwelling units. such percentage to be confirmed prior to issuance of each building permit.
5. A Neighborhood Transition Yard Zone A Protective Yard with an average dimension of fifty feet (50'), and a minimum dimension of thirty feet (30') shall be provided adjacent to the following eight (8) adjoining properties:
  - 4925 Forestville Road-Noble; PIN 1746438996; Will Conveyance-Estate File
  - 2401 Trellis Court-Hogan; PIN 1746429330; Deed Book 8661, Page 1421
  - 2405 Trellis Court-Velez; PIN 17 46429493; Deed Book 15796, Page 1190
  - 2409 Trellis Court-Brown; PIN 1746520574; Deed Book 6962, Page 261
  - 2413 Trellis Court-Swinford; PIN 1746521619; Deed Book 10434, Page 1224
  - 2425 Trellis Court-Lucas; PIN 1746521879; Deed Book 6526, Page 104
  - 2433 Trellis Court-Crist; PIN 1746532271; Deed Book 13874, Page 2377
  - 2437 Trellis Court-Zittle; PIN 1746534504; Deed Book 7007, Page 518

No buildings or paved surfaces may be located in such yard, however the yard may be encroached by utility and stormwater easements or facilities. This required yard may be replaced by a Tree Conservation Area which meets the requirements of the UDO Section 9.1.