

Z-44-21 – 6525 Battle Bridge Road, located approximately 0.33 miles east of the intersection of Battle Bridge Road and Rock Quarry Road, being Wake County PIN 1731690254. Approximately 31.98 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: September 28, 2021

1. Dedication of greenway in area shown on the Capital Greenway Corridor Master Plan.
2. No more than 200 dwelling units will be constructed on the property.
3. The following land uses shall be prohibited: (i) Cemetery; (ii) Outdoor Sports and Entertainment Facility; (iii) Remote Parking Facility; (iv) Telecommunications Towers; and (v) Schools
4. All units constructed on the Property would be affordable for and leased to seniors (age 55 and over), having income at 80% or less of the applicable area median income for a period of not less than 40 years from the date of issuance of a certificate of occupancy. A deed restriction setting forth the foregoing conditions consistent with any requirements of the North Carolina Housing Finance Agency will be placed on the Property prior to issuance of a certificate of occupancy.
5. All buildings on the property shall be limited to two (2) stories and forty (40) feet in height.