

**Z-45-06 – Buffaloe Road** on the north side of Buffaloe Road, northeast of its intersection with Old Crews Road being Wake County PIN's 1756 45 3718, 1756 42 6112, 1756 30 9558, 1756 42 1190, and 1756 41 0428. Approximately 359 acres rezoned to Residential-4 Conditional Use.

**Conditions: 11/28/06**

a) Although all uses permitted in R-4 shall be permitted on the property, any residential development of the property shall include recreational facilities. These recreational facilities shall include a clubhouse of not less than 1,000 square feet, and at least two of the following: swimming pool, tennis court, playground, and ball field.

b) Residential density for the development of this Property shall be limited to no more than three (3) dwelling units per acre or 850 dwelling units, whichever is less.

c) Unless water is already available to the Property at the time of its development, subject to the city's customary joint venture/reimbursement policies, owner will extend water from its closest point then existing in Buffaloe Road to the Property's frontage along Buffaloe Road. Such extension shall be completed prior to issuance of any certificate of occupancy on the subject Property.

d) Unless gravity sanitary sewer is already available to the Property at the time of its development, subject to the city's customary joint venture/reimbursement policies, owner will extend gravity sanitary sewer from its closest point then existing along Harris Creek Tributary to the Property. Such extension shall be completed prior to issuance of any certificate of occupancy on the subject Property.

e) If requested by the city, during site plan or subdivision approval, which ever first occurs, owner shall dedicate to the city a 2 to 3-acre site, the location of which to be mutually agreed upon, for a fire/public safety station, and to city or county a 7 ½ acre site, the location of which to be mutually agreed upon, for the city to use as a park or for the county to use as part of a future school site, or both. If requested by the city or county, owner shall reserve for a period of two (2) years from the adoption of this rezoning an additional 12 ½ acres adjacent to the aforementioned 7 ½ acre site for purchase by the city or county, or both.

f.) If requested by the city, during site plan or subdivision approval, whichever first occurs, owner shall dedicate to the city a 50-foot greenway easement along Harris Creek Tributary A, Branch 1.

g) Vehicular access onto Buffaloe Road shall be limited to no more than two (2) access points, and vehicular access onto Watkins Road shall be limited to no more than one (1) access point. Each access point may be median-divided. Notwithstanding the foregoing, any access point onto either road for the benefit of properties dedicated to the City as provided in Paragraph (e) above, shall be in addition to the limitation on access points stated herein.

h) Exclusive of the land dedicated to the city, as set forth in Paragraph (e) above, no less than twenty percent (20%) of the Property shall be open space as referenced in Section 10-3073.

i) If requested by the City, at site plan or subdivision approval (whichever first occurs), offers of cross-access or public street stub outs shall be provided to the following landlocked parcels: PIN: 1756118132 (F.E. Crews, DB1807 PG435) and PIN 1756352770 (N.L. Jones, DB'1337 PG604).

j) To achieve a suitable transition to surrounding properties, open space areas having a 50-foot average, (12.5-foot minimum, 75-foot maximum) width shall be provided between recorded buildable lots and the common boundary lines of the following adjoining properties: PIN: 1756369833 (C.B. Murray, Est. 2003-E-531), PIN: 1756462747 (D.A. Broughton, Est. 2003-E-531), PIN: 1756459510 (H.A. Mansour, DB2164 PG141), PIN:1756459024 (D.W. Auteri, DB5602 PG560), PIN: 1756551094 (HE. Stone, DB9470 PG1281), PIN: 1756542223 and 1756548100 (C.E. Murray, DB3695 PG160 & DB3695 PG158), PIN: 1756724749 (B.N. Perry, DB2973 PG460), PIN: 1756615651 (C.A. Smith. DB10820 PG2706) PIN: 1756619167 (J.F. Pulley, DB9480 PG1590), PIN: 1756508780 (C.M. Cates, DB2730 PG834), PIN: 1756502687 (D.L. Reynolds, DB9799 PG1420), PIN: 1756207225 (E.M. Puryear, DB6388 PG202), PIN: 1756202272 (A.W. Puryear, 7368 PG935), PIN: 1756118132 (F.E. Crews, DB1807 PG435), PIN: 1756116852 (C.E. Crews, DB7499 PG748), PIN: 1756127185 (C.T. Crews, DB3704 PG375), PIN: 1756220506 (C.M. Hodge, DB3704 PG377) PIN: 1756151475 (M.T. Gill. DB11792 PG235), and PIN: 1756352770 (N.L. Jones, DB1337 PG604). The open space can be wider than 75 feet; however, only the maximum of 75 feet may be used to calculate the 50-foot average requirement. The open space areas may include public or private greenways.

k) Any subdivision, plot plan or site plan within 400 feet of Buffalo Road shall be reviewed by the Planning Commission.