

ORDINANCE NO. (2021) 207 ZC 816

Z-45-20 4100 Buffaloe Road and 3606 New Hope Road, located in the southeast quadrant of the intersection of the titular streets, being Wake County PINs 1725779177 and 1725779568. Approximately 15.67 acres rezoned to Residential Mixed Use - 4 stories - Parking Limited - Conditional Use (RX-4-PL-CU).

Conditions dated: March 4 2021

1. The following uses shall be prohibited principal uses on the property: outdoor sports or entertainment facilities; office and medical uses; and remote parking.
2. A maximum of 350 dwelling units shall be permitted on the property.
3. No portion of any building shall be located within 150 feet of the property's southern boundary, which is adjacent to those lots listed on Attachment A hereto.
4. No portion of any building shall be located within 75 feet of the property's eastern boundary, nor shall any portion of a building greater than three stories in height be located within 100 feet of the property's eastern boundary, which is adjacent to those lots listed on Attachment B hereto.
5. The area within 15 feet of the southern and eastern boundaries of the site, which are adjacent to those lots listed on Attachment C hereto, where not comprising part of any recorded Tree Conservation Area on the property, shall contain an opaque fence a minimum of 6 feet in height.
6. No building shall be more than 59 feet in height.
7. All areas within 85 feet of the eastern boundary of the site and a portion of the southern boundary of the site, adjacent to all lots listed in Attachment D hereto, shall be designated as Tree Conservation Area (i) to the extent such areas qualify as Tree Conservation Area pursuant to Section 9.1 of the Unified Development Ordinance, and (ii) excepting an area required to meet City of Raleigh or other governmental requirements for a sanitary sewer easement and sewer line providing service to the property and connecting to the existing sewer line located at or near the southeast corner of the property.
8. Any Tier 3 site plan approved for the property shall provide that the peak stormwater runoff leaving the property for the 25- and 100-year storms shall be no greater at every point of discharge for post-development conditions than pre-development conditions, calculated using the same methodologies.
9. All sidewalks constructed along the North New Hope Road and Buffaloe Road frontages of the property shall be no less than 8 feet in width.
10. Subject to 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 (i) a crosswalk across North New Hope Road on the south side of its intersection with Buffaloe Road, (ii) an additional traffic lane on North New Hope Road along a portion of the property frontage providing a minimum of 50 linear feet of storage, deceleration for access to the northernmost (primary) access point of the property onto North New Hope Road, and right-turn movements onto Buffaloe Road, and (iii) limitation of the northernmost (primary) access point of the property to right-in, right-out access.

11. A minimum of twelve short-term bicycle parking spaces shall be provided in excess of UDO-required bicycle parking spaces and shall meet the applicable requirements of UDO Section 7 .1.8, except that such spaces need not be associated with any building and may serve indoor or outdoor facilities.
12. A paved area not less than 25 feet by 15 feet shall be provided on the property in excess of parking areas, drive aisles, pedestrian facilities, and other required paved areas.

Attachment A

PIN	Address	Book	Page
1725861802	4113 Jane Lane	8851	2464
1725863843	4121 Jane Lane	11646	1518
1725862822	4117 Jane Lane	11646	1518
1725864872	4125 Jane Lane	14083	1293
1725865882	4129 Jane Lane	14950	2255
1725768873	4105 Jane Lane	17169	895
1725769893	4109 Jane Lane	17542	1994
175767853	1401 Jane Lane	17674	1085

Attachment B

PIN	Address	Book	Page
1725875730	3663 Top of the Pines Court	3498	858
1725875543	0 Top of the Pines Court	3498	858
1725875398	0 Top of the Pines Court	3498	858
1725875703	3661 Top of the Pines Court	3761	659
1725875620	3649 Top of the Pines Court	3761	659
1725875456	0 Buffalo Road	3761	659
1725876001	0 Buffalo Road	3761	659

Attachment C

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