

Z-52-20 – 4020, 4100, 4112 Holden Road, located on its south side, 800 feet west of Forestville Road, being Wake County PINs 1747214445, 1747211664, & 1747223177. Approximately 32.28 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: November 4, 2020

1. No more than 106 dwelling units shall be permitted.
 2. Townhome and apartment building types are prohibited.
 3. A protective yard with an average width of 10 feet shall be provided along the portions of the southern property line abutting the following properties, identified by Parcel No. and Deed Book/Reference Page: 1747119291 (015536/02772); 1747211241 (015342/00207); 1747212128 (017792/01209); 1747212178 (016414/01933); 1747213127 (016304/02636); 1747213177 (014965/02370); 1747214127 (015644/01816); 1747214177 (015498/02557); 1747215137 (015610/00419); 1747215177 (014966/00475); 1747216127 (015934/00176); 1747216187 (017646/00414); 1747217137 (016920/00098); 1747217187 (017261/00366); and 1747218260 (016262/01251). 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. Breaks for pedestrian and vehicle access, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the protective yard.
 4. A protective yard with an average width of 10 feet shall be provided along the portions of the western property line abutting the following properties, identified by Parcel No. and Deed Book/Reference Page: 1747116830 (016689/02107); and 1747116723 (018056/01421). 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. Breaks for pedestrian and vehicle access, walls, berms, easements, utilities, and other encroachments as permitted by the UDO shall be permitted in the protective yard.
 5. 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.
- 5. Z-56-20 – 2600, 2634 Oberlin Road (portions of each parcel)**, located on the east side of the road roughly 300 feet north of Fairview Road, consisting of portions of Wake County PINs 1705-20-3062 and 1705-20-2354. Approximately 4.78 acres rezoned to Residential Mixed Use-Five Stories-Conditional Use (RX-5-CU).

Conditions dated: October 29, 2020

1. The following principal uses as set forth in UDO Section 6.1.4. Allowed Principal Use Table shall be prohibited: outdoor recreation; school, public or private (K-12); outdoor sports or entertainment facility (>250 seats).
2. The maximum building height within 40 feet of the Oberlin Road right-of-way shall be limited to three (3) stories, except four (4) stories shall be permitted within that

portion of the property located within 40 feet of Oberlin Road and 150 feet of the northern boundary of the zoning district line.

3. Outside of that area of the property described in Condition 2, the maximum building height shall be limited to four (4) stories entirely above the highest point of finished grade.
4. The maximum number of dwelling units permitted on the property is 190 dwelling units.
5. Structured parking facades shall be screened from public view except for openings for points of ingress and egress.