

Z-58-20 – 7425 Buffalo Road, located at the northeast corner of its interchange with I-540, being a portion of Wake County PIN 1746236378. Approximately 50.43 acres rezoned to Residential Mixed Use-3 Stories-Conditional Use with Special Highway Overlay District-1 (RX-3-CU w/SHOD-1) and Residential-10-Conditional Use with Special Highway Overlay District (R-10-CU w/SHOD-1).

Conditions dated: April 13, 2021

The following conditions shall apply to that portion of the property zoned R-10:

1. Residential density shall not exceed 6 units per acre.
2. Except for the extension of Landover Ridge Drive, the property shall maintain a thirty foot (30') undisturbed buffer along the shared boundaries with the following properties: PIN 1746-05-9687 (Deed Book 16743, Page 1911, Wake County Registry), PIN 1746-15-8502 (Deed Book 16204, Page 1362, Wake County Registry), and PIN 1746-15-9572 (Deed Book 10522, Page 1344, Wake County Registry).
3. A minimum of twenty-five percent (25%) of the net set area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside of a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided may count toward this open area requirement so long as it complies with definition of Open Area in this Condition.
4. The Apartment building type shall be prohibited.

The following conditions shall apply to that portion of the property zoned RX-3:

1. There shall be no more than 300 dwelling units on this portion of the property.
2. Only those Residential Uses that are Permitted, Limited, or Special Uses in the RX-zoning district shall be allowed on the property.
3. There shall be a minimum fifty foot (50') primary building setback from the adjacent properties with PIN 1746-23-8985 (Deed Book 14962, Page 1816, Wake County Registry) and the frontage along William and Mary Drive.
4. Except for a street connection to William and Mary Drive, the property shall maintain a thirty foot-wide (30') undisturbed buffer along its William and Mary Drive frontage. The width of the buffer shall be reduced proportionally to the width of any required street protective yard.