

- 1. Z-64-21 – 9304 and 9316 Baileywick Road**, located on the north side of Baileywick Road adjacent to the Magellan Charter School, approximately 1/3 of a mile north of Lead Mine Road, being Wake County PINs 1708065017 and 1708065666. Approximately 11.4 acres rezoned to Residential 1-Conditional Use with Special Highway Overlay District-1 and Falls Watershed Protection Overlay District (R-1-CU w/SHOD-1 w/FWPOD).

Conditions dated: November 1, 2022

1. Uses on the subject property shall be limited to School, public or private (K-12), together with accessory and ancillary uses in support of a school such as recreational fields, playgrounds, amenities, and other uses typically associated with schools.
2. No building shall exceed three (3) stories in height.
3. The area of the subject property utilized for buildings, parking, driveways and recreational fields shall be limited to that area that is more than five hundred feet (500') from the right-of-way of I-540.
4. The property shall be subject to the use of Green Stormwater Infrastructure ("GSI") requirements set out in Section 9.5.2.C.3 of the UDO whatever the percentage of built area.
5. A minimum fifteen foot (15') wide landscape buffer shall be provided on the subject property along the common boundaries with property located at 9300 Baileywick Road, known by Wake County PIN 1708 06 6022 and further described Book 1068, Page 465 and in Wake County Estate File 14-E-3934. Landscape plantings within the landscape buffer shall consist of at least six (6) evergreen trees per 100 linear feet.
6. Access to the subject property shall be provided via an offer of cross-access with the existing Magellan School site (9324 Baileywick Road, Wake County PIN 1708 07 2123: Deed Book 11813, Page 1475, Wake County Registry) and additional cross-access as appropriate during the site plan process and one (1) driveway access onto Baileywick Road, subject to the approval of the Raleigh Department of Transportation and the North Carolina Department of Transportation.
7. The provisions of Section 8.3.2 of the UDO, which is entitled "Blocks", shall be modified to 16,000 linear feet given the unique site constraints including the existence of I-540 and the city's desire to limit impervious surface in this area.