

1. **Z-69-22 – 3540 Auburn Knightdale Road**, located approximately 0.3 miles southwest of the intersection with Battle Bridge Road, being Wake County PIN 1741150442. Approximately 43.95 acres rezoned to Residential-6-Conditional Use (R-6-CU)

Conditions dated: February 3, 2023

1. The total number of residential units shall not exceed 200 units.
2. Starting at the northeast corner of the property, located approximately 137' northwest of the Auburn Knightdale Road public right of way, and continuing to the northwest for 230' along the northern property line abutting the property with Parcel Identification Number (PIN) 1741158883, Deed Book 18490, Page 2319 in the Wake County Register of Deeds Office (the "Registry), no principal building shall be constructed within 50' of the property line (the "50' Building Setback Area"). Starting at the western end of the 50' Building Setback Area, and continuing northwest for the next 500', a minimum 50' undisturbed buffer shall be provided along the northern property line abutting Bagwell Pond Road and the property with PIN 1741163764, Deed Book 17371, Page 1801 in the Registry (the "50' Undisturbed Buffer Area"). The 50' Building Setback Area and the 50' Undisturbed Buffer Area are illustrated by the attached exhibit.
3. A minimum of 20% of the net site area shall be Common Open Space, pursuant to the standards of UDO Article 2.5, Common Open Space Requirements, 60% of which Common Open Space will be contiguous.
4. To control stormwater in a more environmentally sensitive manner, at least one (1) constructed wetland will be incorporated as part of the overall stormwater management plan for the property included in this rezoning.

Zoning Exhibit- Illustration of Condition #2

