Z-39-15 – Trailwood Drive – west side, south of its intersection with Thistledown Drive, being Wake County PINs 0792093361 and 0792032086, approximately 5.01 acres rezoned to Residential Mixed Use-3 stories-Parkway-Conditional Use with Special Residential Parking Overlay District and Special Highway Overlay District-1 (RX-3-PK-CU w/SRPOD & SHOD-1).

Conditions dated: April 25, 2016

1. No more than 50% of the dwelling units constructed on the property shall be 4 bedroom units.

2. Prior to issuance of a building permit for new development on any of the three parcels fronting along Trailwood Drive (Wake County Parcel PIN's 0792-09-3361, 0792-09-2086 and 0792-09-4031), if the City's Transit Division so requests, and if approved by NCDOT, the owner shall construct at its own expense a transit shelter which shall be located within a 15x20 foot easement dedicated by the owner at a location approved by the Transit Division and by deed of easement in a form approved by the City Attorney. If requested by the Transit Division, such shelter shall include a bench, a fifteen foot wide concrete foundation with an Americans With Disabilities Act required curb cut, and a 6 foot high channel post with mounted trash container and shall be built according to the City's Standards and Specifications.

3. The maximum density for the property shall be limited to 10 dwelling units per acre.

4. The properties shall be restricted to Residential Uses only, as defined by Chapter 6 of the Raleigh UDO.

5. The following materials will be prohibited on the exterior vertical wall surfaces of the buildings: vinyl siding, EIFS, exposed treated lumber, Masonite siding, Hardipanels or other cementitious panels and exposed non-architectural grade masonry units.

6. No dwelling unit shall have more than four (4) bedrooms.