

**Z-47-21/TCZ-4-21 – 8001 ACC Boulevard**, located at the northwest corner of ACC Boulevard and TW Alexander Drive, being Wake County PIN 0768398793. Approximately 6.99 acres rezoned to Commercial Mixed Use-7 Stories-Conditional Use (CX-7-CU) with amended conditions.

Conditions dated: November 23, 2016 (Z-37-16)

1. All uses excluding hotel and office shall be prohibited. The maximum development intensities for the property shall be: 1. 46,200 square feet of office; or 2. 165 maximum unit hotel.
2. Prior to the issuance of a building permit for new development a transit easement shall be deed to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be agreed to by the Public Works Department and then Property Owner, and the easement deed approved as to form by the City Attorney's Office.
3. ACC Boulevard build-to shall be 0-100 feet.
4. The building width along ACC Boulevard build-to shall be minimum 50%.
5. A maximum of 2 bays of on-site parking with a single drive aisle shall be permitted between the building and ACC Boulevard.
6. A minimum of 1 entrance facing ACC Boulevard shall be required.

Amended Conditions dated: August 12, 2021

1. The following principal uses shall be prohibited: (i) adult establishment.
2. The maximum development intensities for the property shall be as set forth in this condition. The maximum development intensities are for principal uses, and shall not apply to any accessory uses.
  - A. 46,200 square feet of office; or
  - B. 165 maximum unit hotel; or
  - C. 350 dwelling units and 40,000 square feet of Commercial uses.
3. Prior to the issuance of a building permit for new development a transit easement shall be deed to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be agreed to by the Public Works Department and then Property Owner, and the easement deed approved as to form by the City Attorney's Office.
4. ACC Boulevard build-to shall be 0-100 feet.
5. The building width along ACC Boulevard build-to shall be minimum 50%.
6. A maximum of 2 bays of on-site parking with a single drive aisle shall be permitted between the building and ACC Boulevard.
7. A minimum of 1 pedestrian entrance facing ACC Boulevard shall be required.