

4. **TCZ-26-22 – 3300 Olde Birch Drive**, located on the east side of Olde Birch Drive across from Southeast Raleigh High School, approximately 500 feet south of Rock Quarry Road, being Wake County PIN 1712857919. Approximately 10.4 acres rezoned to Residential-10-Conditional Use (R-10-CU) with amended conditions.

Original Conditions dated: November 6, 1997 (Z-71-97, Ordinance No. (1998) 284 ZC 428)

1. Stormwater runoff from the site shall comply with CR 7107.
2. Uses shall be limited to life care community, congregate care facilities or rest home at densities as allowed by Residential-10 zoning requirements, or single family dwelling at densities as allowed in Residential-6 district.
3. Future subdivision plans will show a public street or streets intersecting with Rock Quarry Road and traversing the proposed Neighborhood Business CUD tract and proposed R-10 CUD tract and connect to the adjacent R-6 tract (PIN 1712847676 (part) to the south.
4. For the purposes of the reimbursement, public street right-of-way value for the proposed Residential-10 CUD shall be retained at the R-6 zoning value.

Amended Conditions dated: March 25, 2022

The text change to zoning conditions would remove all conditions from rezoning case Z-71-97, and replace with the following conditions:

1. An apartment building type may not include dwelling units that are separated by a horizontal party, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.