

Z-1-21 – 5060 Edwards Mill Road, located approximately 0.6 miles east of the intersection of Edwards Mill Road and Creedmoor Road (NC-50), being Wake County PIN 0795399646, approximately 14.98 acres rezoned to Commercial Mixed Use-7 Stories-Conditional Use (CX-7-CU) and Commercial Mixed Use-12 Stories-Conditional Use (CX-12-CU).

Conditions dated: May 28, 2021

For purposes of the following conditions, Wake County PIN 0795399646 (deed recorded at Book 8598, Page 1173 of the Wake County Registry) shall be referred to as the "Property."

- 1) There shall be no more than 850 residential dwelling units upon the Property.
- 2) Eating establishments and retail sales uses upon the Property shall be limited to a total of 25,000 square feet.
- 3) Office uses upon the Property shall be limited to a total of 360,000 square feet.
- 4) For the purpose of obtaining building permits, the total AM peak and total PM peak hour trips generated on the property shall be no more than the trip volume equivalent to 850 units of Mid-Rise Multifamily Housing land use and 25,000 square feet of High-Turnover (Sit-Down) Restaurant land use as determined by the ITE Trip Generation Manual (latest edition).
- 5) The following uses shall be prohibited upon the Property: Emergency Shelter A and Emergency Shelter B; cemetery; dormitory, fraternity, or sorority; adult establishment; airfield or landing strip; bar, nightclub, tavern, lounge.
- 6) If any building upon the Property exceeds five stories in height, at least 75% of the required vehicular parking spaces for that particular building shall be within a parking structure.
- 7) The height of any building within the portion of the Property zoned CX-7 shall not exceed six (6) stories.
- 8) Where upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from adjacent public streets. Sloped ramps cannot be discernible from adjacent public streets. Architectural or vegetative screens must be used to hide parked vehicles and shield lighting from public streets.
- 9) A maximum of 2 bays of on-site parking with a single drive aisle is permitted between any building within 200' of a public street and the public street.
- 10) New buildings-within 200' of a public street shall have a street-facing entrance. Direct pedestrian access is required from the public sidewalk to the main entrance of new buildings.
- 11) Prior to recordation of a subdivision or recombination for the Property, whichever shall first occur, the Property owner shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates AM and PM trip generation in peak hours upon the Property to all lots of record comprising the Property.