

1. **Z-2-22 – 6325, 6720 Rock Quarry Road**, located at its intersection with Whitfield Road, being Wake County PINs 1731556319 and 1731741626. Approximately 62.78 acres rezoned to Residential Mixed Use-3 Stories-Conditional Use (RX-3-CU), Commercial Mixed Use-4 Stories-Conditional Use (CX-4-CU), and Commercial Mixed Use-5 Stories-Conditional Use (CX-5-CU).

Conditions dated: August 19, 2022

CX-4-CU District Conditions for 6325 Rock Quarry Road:

1. In addition to those uses otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle repair (minor), vehicle repair (major), college, community college, university, school, public or private (K-12).
2. The developer shall construct a pedestrian connection of not less than six feet (6') in width within an associated recorded public access easement in order to provide a connection from a public sidewalk along either the Rock Quarry Road or Whitfield Road frontage to the recorded greenway easement on 4520 Whitfield Rd (PIN 1731655483, Deed Book 18986, Page 550). The connection and the public access easement recordation shall be completed prior to the issuance of a certificate of occupancy for the first new structure within the phase of the project where the connection is located. The specific location of this connection shall be determined by the developer during site plan submittal, subject to approval by the City of Raleigh.

CX-5-CU District Conditions for 6720 Rock Quarry Road:

3. In addition to those uses otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, vehicle fuel sales, vehicle service, college, community college, university, school, public or private (K-12).
4. The total number of residential units shall not exceed 400.

RX-3-CU District Conditions:

5. The total number of residential units shall not exceed 300.

Condition for entire property:

6. At least one (1) constructed wetland will be incorporated as part of the overall stormwater management plan for the property included in this rezoning.