

2. **Z-6-23 – 5715 Glenwood Avenue**, located north of Crabtree Valley Mall, being Wake County PIN 0786949844. Approximately 2.60 acres rezoned to Commercial Mixed-Use 5 stories, Conditional Use (CX-5-CU).

Conditions dated: June 8, 2023

1. The following Principal Uses listed in UDO Section 6.1.4 that are permitted, limited, or special use in the CX-District shall be prohibited: (1) Adult Establishment; (2) Animal Care (indoor); (3) Bar, Nightclub, Tavern, Lounge; (4) Vehicle Fuel Sales; (5) Vehicle Sales/Rental; (6) Light Manufacturing; (7) Car Wash; (8) Vehicle Repair (minor and major); (9) Tattoo Parlors, Body Piercing, Taxidermists and Wedding Chapels; and (10) Check Cashing and Payday Loan Facilities.
2. Personal Service uses that are not categorized as beauty/hair salon, copy center, or optometrist uses are subject to the following specific use standards:
 - (a) Such uses must be within or attached to a multi-tenant building.
 - (b) The floor area of the sue cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or in combination with any other Personal Service Use subject to these standards per lot.
 - (c) Hours of operation can begin no earlier than 6 AM and end no later than 11 PM.
 - (d) Drive-thru or drive-in facilities are not permitted.
3. There shall be no more than 118 residential dwelling units on the Property.
4. The combined area used for eating establishments and retail sales uses on the Property shall be limited to a total of 40,000 square feet.
5. Office uses on the Property shall be limited to a total of 135,000 square feet.
6. No on-site parking or vehicular surface area shall be permitted between the building and Glenwood Avenue.
7. New Buildings built on the Property after the date of approval of these zoning conditions shall be subject to the following frontage requirements:
 - (a) Build-to requirements along Glenwood Avenue:
 - (i) Glenwood Avenue build-to (min/max) 20'/50'
 - (ii) Building width in Glenwood Avenue build-to if Glenwood Avenue is designated a primary street: 50%
 - (iii) Building width in Glenwood Avenue build-to if Glenwood Avenue is designated a secondary street: 35%
 - (b) Build-to requirements along Fairhill Drive:
 - (i) Fairhill Drive build-to (min/max): 20'/65'
 - (ii) Building width in Fairhill Drive build-to: 35%
 - (c) When any of the items listed in UDO Section 1.5.6.C.3 are perpendicular to the right-of-way and located within the applicable build-to range, the lot width shall be reduced by the width of the impediment for the purposes of calculating build-to percentage. When any of the items listed in UDO Section 1.5.6.C.3 are generally parallel to the right-of-way, located within

the build-to range, and reduce the build-to range to less than 5', then the build-to range shall be reduced by 50% and measured from the edge of the impediment.

- (d) Each new building shall have at least one primary street-facing entrance.
 - (e) A landscaped area shall be provided between the edge of the right-of-way(s) and the building. The landscaped area shall be landscaped according to Type C3 street protective yard standards. However, in no instance shall a 3.5' wall be substituted for shrubs. Existing vegetation that meets or exceeds the quantity, spacing and height standards for the applicable landscaped area requirements may be used to satisfy this requirement.
 - (f) Nothing in these conditions shall be interpreted to require building façades facing Glenwood Avenue or Fairhill Drive to be located within the intersecting build-to range for Glenwood Avenue and Fairhill Drive.
8. In addition to the specific use standards for self-service storage facilities located in a CX-District, the following conditions shall apply to any building used as a self-storage facility:
- (a) Excluding stairwells, internal illumination within upper stories of a building dedicated to this use shall be screened so that internal light sources shall not be visible. Internal light fixtures directly visible from outside the structure shall be directed internally upward or shall be shielded to prevent such visibility. Sensor lighting shall be required for all internal illumination with upper stories of the building that contain this use and those lights shall automatically shut off after at most 20 minutes of inactivity.
 - (b) No illuminated exterior signs are permitted on the portions of the building façades solely fronting Glenhill Drive, except for signs marking entrances, exits, loading docks, or as required by the City of Raleigh.
 - (c) The outdoor storage of boats, RV's or similar vehicles is prohibited.
 - (d) The use of high profile ground signs is prohibited.