

Z-7-21 – 3095 Gresham Lake Road, located on the southern side, approximately a quarter-mile east of its intersection with I-540 (District A), being Wake County PIN 1727276820. Approximately 10.51 acres rezoned to Commercial Mixed Use-3 with Conditions (CX-3-CU)

Conditions dated: April 28, 2021

1. The following uses shall not be permitted as principal uses on the property: single-unit living; two-unit living; and cottage court. Not more than 200 dwelling units shall be permitted on the property.
2. Rental fees for dwelling units on the property shall be affordable for households earning an average of 60% of the area median income or less for a period of no less than 25 years from the date of issuance of a certificate of occupancy on the property. The rent and income limits will follow the Affordable Housing Standards determined annually by the City of Raleigh Housing & Neighborhoods Department. An Affordable Housing Deed Restriction in a form approved by the City shall be filed and recorded in the property’s chain of title by the property owner in the Wake County Register of Deeds prior to the project receiving a certificate of occupancy.
3. The area within 35 feet of the adjoining parcels listed below (the “Adjoining Parcels”), where not comprising part of any Tree Conservation Area on the property, shall contain (1) an opaque fence a minimum of 6 feet in height displaying information signs averaging no more than 300 feet apart along any individual fence, containing text in letters not less than 5 inches in height stating “NO TRESPASSING,” (2) a berm with a minimum height of 2.5 feet, measured perpendicular to the center of the crown, (3) 4 shade trees per 100 lineal feet, (4) 3 understory trees per 100 lineal feet, and (5) 40 shrubs per 100 lineal feet. Additionally, no residential building shall be located within 10 feet of the Adjoining Parcels.

PIN	Address	Book	Page
1727271868	2917 Gresham Lake Road	17294	1887
1727275304	3011 Gresham Lake Road	17902	1286
1727370752	3109 Gresham Lake Road	1822	189

4. A public pedestrian access easement no less than 20 feet in width and having a paved surface no less than 10 feet in width shall be provided on the property and shall connect from Gresham Lake Road, or any public right of way directly or indirectly connecting to Gresham Lake Road, to the northern property line adjacent to the Durant Nature Preserve located on the parcel having PIN 1727399804 and conveyed by deed recorded in Book 5741 Page 364 of the Wake County Registry.