

1. **Z-7-22: 6700, 7022 Capital Boulevard**, on the northeast corner of the intersection of Capital Boulevard (US-1) and I-540, consisting of Wake County PINs 1727742742, and 1727838941. Approximately 121.47 acres rezoned to Commercial Mixed Use-5 stories-Conditional Use w/Special Highway Overlay District-2 (CX-5-CU w/SHOD-2).

Conditions dated: August 9, 2022

1. The portion of the subject property that is north of Perry Creek, and only that portion, shall be subject to following standards:
 - a. Permitted residential uses shall be limited to single-unit living, two-unit living, multi-unit living and accessory uses.
 - b. The apartment building type shall be prohibited.
 - c. The maximum residential building height shall be three (3) stories or 50 feet (50').
 - d. Non-residential uses shall only be permitted within 500 feet of the Capital Boulevard (U.S. 1) right-of-way. The following additional standards shall apply within this 500 ft zone:
 - i. The maximum building height shall be 4 stories or 68 feet.
 - ii. The maximum ground story floor plate area for any non-residential building type shall be 24,000 square feet, excluding area used for structured parking.
2. Non-residential uses for the entire property shall be limited to a maximum of 250,000 square feet.
3. The 100-year Floodplain shall remain undisturbed from added fill except for the installation of streets, sidewalks, utilities, stormwater conveyances, greenway trails, fencing, or other public improvements.
4. Development of 7022 Capital Blvd (Parcel No. 1727838941; Deed Book 014631 / Page 01926) shall include a public street connecting Triangle Town Boulevard to the northern property line to align with Draper Road and a public street connecting Triangle Town Boulevard to the eastern property line to align with Creekwater Drive. The approximate locations of the Draper Road and Creekwater Drive connections are shown in the attached Exhibit A. These street connections shall be completed in the development phase in which they are located. The final locations and alignment of the street connections shall be determined at the site plan stage.
5. A minimum ten ft (10') wide pedestrian and bicycle multi-use crossing of Perry Creek shall be provided on 7022 Capital Blvd (Parcel No. 1727838941; Deed Book 014631 /

Page 01926). This pedestrian and bicycle multi-use crossing shall be completed in the development phase in which it is located. The final location and alignment of the crossing shall be determined at the site plan stage.

6. A landscape buffer with a minimum width of fifty ft (50') measured from the property line abutting US-1 and I-540 shall be provided. The landscape buffer shall be planted according to the planting requirements for the SHOD-1 protective yard (UDO Section 5.3.1.F) unless established as Tree Conservation Area in accordance with UDO Article

9.1. Existing vegetation and the plantings already required by the SHOD-2 protective yard, where applicable, may be credited towards the planting requirements. The landscape buffer may include greenways, other pedestrian trails, vehicle access, walls, berms, easements including slope or drainage easements, utilities, and other encroachments as permitted by the UDO. New plantings shall only be required within North Carolina Department of Transportation slope or drainage easements if permitted by the North Carolina Department of Transportation.