

Z-10-21 - 5114, 5118, 5120, 5200, 5206 Creedmoor Road, located approximately 200 feet south of its intersection with Sherborne Place, being Wake County PINs 0796458278, 0796458369, 0796458456, 0796458653, 0796550760. Approximately 6.69 acres rezoned to Residential Mixed Use-5 stories-Parking Limited-Conditional Use (RX-5-PL-CU).

Conditions dated: October 7, 2021

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: boardinghouse, congregate care, dormitory, fraternity, sorority, cemetery, school, bed and breakfast, hospitality house, parking as a principal use and outdoor sports/entertainment facility.
2. There shall be a maximum of 295 residential units.
3. No principal or accessory buildings are allowed within seventy five feet (75') of the following property identified by Parcel No. and Deed Book/Reference Page: 0796458839 (DB015844/PG01037).
4. No principal or accessory buildings are allowed within 100' of the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158).
5. No driveways or parking may be located within 100' of the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158) except to the extent required for emergency service access.
6. In addition to the requirements specified in UDO Section 3.5.3.c, a minimum 8' fence, wall, or combination of fence and wall shall be installed between building(s) and the shared property line with the following properties identified by Parcel No. and Deed Book/Reference Page: 0796458839 (DB015844/PG01037), 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158) where tree conservation is not proposed, environmental features such as streams, wetlands or ponds do not prohibit installation, and utilities, easements, or driveways do not prohibit installation. This fence, wall, or combination of fence and wall shall be located at least 70' from the shared property line with the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158).
7. The 75' wide zone adjacent to the following property identified by Parcel No. and Deed Book/Reference Page: 0796458839 (DB015844/PG01037), shall include 10 evergreen understory trees per 100 lineal feet in addition to the protective yard plantings required by UDO Section 3.5.3 except where tree conservation is established.
8. The 100' wide zone adjacent to the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158) shall include 8 evergreen understory trees per 100 lineal feet

and 8 shade trees per 100 lineal feet in addition to the protective yard plantings required by UDO Section 3.5.3.

9. A traffic impact analysis shall be conducted at the time of the first site plan submittal. The traffic impact analysis shall include a signal warrant study for the intersection of Sherborne Place and Creedmoor Road.
10. A minimum 40' wide tree conservation area(s) shall be provided along the eastern property line abutting those properties with the following properties identified by Parcel No. and Deed Book/Reference Page: 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158) where existing trees meet basal area density standards. These tree conservation areas shall exclude areas of UDO Section 9.1.4.C Excluded Areas.
11. Exterior lighting shall be aimed and/or shielded so as to prevent direct view of the light sources from the following properties identified by Parcel No. and Deed Book/Reference Page: 0796458839 (DB015844/PG01037), 0796563029 (DB006258/PG00810), 0796553813 (DB004511/PG00144), 0796553640 (DB017410/PG02130), and 0796552345 (DB017287/PG02158). Any freestanding light poles shall not exceed twenty-five feet (25') in height.
12. Eastern facing facades of structured parking shall be screened from public view except for openings for points of ingress and egress.
13. Primary storage of dumpsters shall be located inside buildings(s) or structured parking facilities. Dumpsters may be temporarily moved to the exterior of building(s) and structured parking facilities for trash collection.