

4. Z-10-22 – 2501 Ratchford Drive, on its west side, located 600 feet north of its intersection with Capital Boulevard, being Wake County PIN 1715518413. Approximately 5.94 acres rezoned to Commercial Mixed Use-20 Stories-Conditional Use (CX-20-CU).

Conditions dated: September 30, 2022

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX district shall be prohibited: (i) Adult establishment; (ii) Detention center, jail, prison.
2. There shall be at least one outdoor amenity area on the property that is located contiguous to the right-of-way of Ratchford Drive. This outdoor amenity area shall be at least 1,000 square feet in area. This area shall contain at least one of the following: benches, eating areas, active recreation areas, or public art.
3. If at least 50% of the existing building is retained as part of redevelopment (as measured in floor area), then a maximum of 60,000 square feet of the following uses can be within a building that is not a mixed-use building type: personal service; eating establishment; bar, nightclub, tavern, lounge; retail sales. If less than 50% of the existing building is retained as part of redevelopment (as measured in floor area), then the following principal uses must be located in a multi-story building with more than one principal use: personal service; eating establishment; bar, nightclub, tavern, lounge; retail sales. This condition shall not limit the total amount of floor area associated with these uses permitted within the development.
4. The site plan for development of the property shall provide for a mutually acceptable location on the property, adjacent right-of-way and/or along the existing Crabtree Creek Greenway Trail, to accommodate a City bikeshare station. The property owner shall provide a station of no fewer than 10 docks, electric-assist bikes to accommodate 1 bike per every 1.6 docks, and installation of all necessary equipment for a functional bikeshare station, prior to issuance of a certificate of occupancy for the building closest to the proposed bike share station. The "mutually acceptable location" for the bikeshare station shall be determined by the property owner and the City.
5. For the purpose of obtaining building permits, the total peak hour trips generated by development on the property shall be no more than as follows, as determined by the ITE Trip Generation Manual, 11th Edition, after taking into account all applicable trip reductions:
 - AM Peak Hour: 423 total trips
 - PM Peak Hour: 423 total trips
6. The following conditions shall apply only to development qualifying as a Tier 3 site plan:
 - 6.A. There shall be a build-to range along Ratchford Drive, measuring zero feet (0') to fifty feet (50') from the right-of-way of Ratchford Drive. At least fifty percent (50%) of the lot width shall be occupied by building façade within this build-to range. The method of calculating the build-to and the permitted reductions of the build-to percentage set forth in UDO section 1.5.6.C. apply to the build-to standards in this condition.

- 6.B. Except as provided in this condition, there shall be no surface parking within 50 feet of the Ratchford Drive right-of-way. Surface parking permitted within 50 feet of the Ratchford Drive right-of-way shall only be used for the following purposes: handicap, drop-off/pick-up, new resident parking, and ride share parking. The number of surface parking spaces permitted within 50 feet of the Ratchford Drive right-of-way shall be limited to a maximum of 20 spaces per occupied building.
- 6.C. For each occupied building (not including parking structures) located within 100 feet of the Ratchford Drive right-of-way, at least one building entrance facing Ratchford Drive shall be provided. A building entrance that is located within 150 feet from the Ratchford Drive right-of-way and on a building facade that is oriented less than 90 degrees relative to the Ratchford Drive right-of-way shall be considered "street-facing" for the purpose of this condition.
- 6.D. Each occupied building (not including parking structures) located within 100 feet of the Ratchford Drive right-of-way shall have at least one pedestrian connection between the building and the sidewalk within the right-of-way of Ratchford Drive that does not traverse a surface parking area or drive aisle.