

- 5. Z-10-23 – 511 Carolina Pines Avenue, 2640 Cherry Circle**, located south of the I-40 interchange at South Saunders Street, being Wake County PINs 1702268517, 1702373009. Approximately 15.61 acres rezoned to Residential-10, Conditional Use (R-10-CU).

Conditions dated: June 9, 2023

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the RX- District shall be prohibited: (i) cemetery and (ii) telecommunication tower.
2. The site plan for development of the property shall include with the development of the site, the design and construction of a future greenway trail that shall have at least one point of access from the public sidewalk within the Carolina Pines Avenue right-of-way and shall stub out at the southern property line abutting 802 Ileagnes Road (Wake County PIN 1702263362) and/or 806 Ileagnes Road (Wake County PIN 1702261085). The greenway trail shall be located within a publicly accessible greenway easement or bicycle and pedestrian access easement dedicated to the City of Raleigh. The greenway trail shall be designed to City of Raleigh greenway standards and shall be at least 10 feet in width, except where reduction in standard width is necessary to accommodate topographical and other natural features of the site. The design, and alignment, and access point(s) of the trail shall be determined by Developer at the time of site plan, subject to review and approval of the City of Raleigh. Construction of the greenway shall be completed prior to the first certificate of occupancy issued for the Property.
3. There shall be no more than 620 total dwelling units on the property.
4. There shall be no private, on-site vehicular parking areas located between the Carolina Pines Avenue right-of-way and the building facade located closest and most parallel to the Carolina Pines Avenue right-of-way.