

**Z-13-21 – 1751 Corporation Parkway**, located at the northwest corner of its intersection with Hedingham Boulevard, being Wake County PIN 1734172229. Approximately 2.68 acres rezoned to Commercial Mixed Use-3 Stories-Parking Limited-Conditional Use (CX-3-PL-CU).

Conditions dated: April 13, 2021

If it is determined by the Planning and Development Department to be compatible with all other requirements in the UDO, the following conditions will apply:

1. The following principal uses will be prohibited: prison, jail, detention center, emergency medical office, urgent care center, veterinary clinic, adult establishment as defined by N.C. Gen. Stat. §14-202-1 0(b), vehicle fuel sales (excluding vehicle charging stations), hospital, shooting range (both indoor and outdoor), batting cage (both indoor and outdoor), water park, motor track (both indoor and outdoor), payday loan business, drive-thru restaurant, bar/nightclub/tavern/lounge (as defined by UDO Section 6.4.10.B), commercial car wash, vehicle sales, commercial vehicle repair.
2. Within 100' of the northern property line (PIN 1734171673, Deed Book 008323, Page 01341; PIN 1734172623, Deed Book 017 452, Page 02261; PIN 1734172683, Deed Book 017670, Page 02359; PIN 1734173625, Deed Book 010075, Page 02184), only uses allowed in an RX-3 zoning district (including "permitted use," "limited use," and "special use") will be permitted.
3. All parking and pedestrian area lighting, as described in Section 7.4.5 of the UDO, within 30' of the northern property line (PIN 1734171673, Deed Book 008323, Page 01341; PIN 1734172623, Deed Book 017 452, Page 02261; PIN 1734172683, Deed Book 017670, Page 02359; PIN 1734173625, Deed Book 010075, Page 02184) shall use full cutoff light fixtures.
4. Within 100' of the northern property line (PIN 1734171673, Deed Book 008323, Page 01341; PIN 1734172623, Deed Book 017 452, Page 02261; PIN 1734172683, Deed Book 017670, Page 02359; PIN 1734173625, Deed Book 010075, Page 02184) buildings will be restricted to those building types allowed in an RX-3 zoning district.
5. No principal buildings within 20' of the northern property line (PIN 1734171673, Deed Book 008323, Page 01341; PIN 1734172623, Deed Book 017 452, Page 02261; PIN 1734172683, Deed Book 017670, Page 02359; PIN 1734173625, Deed Book 010075, Page 02184) will be permitted.