

- 2. TCZ-14-25 – South New Hope Road, is located at 2211, 2221, and 2231 S New Hope Road, being Wake County PINs 1732041995, 1722945976, and 1722848717, approximately 58.65 acres rezoned to Commercial Mixed Use – 5 stories – Conditional Use (CX-5-CU).**

Conditions Dated: January 23, 2026

1. Prohibited uses: office; boardinghouse; dormitory, fraternity, sorority; adult establishment; outdoor sports or entertainment facility of any size, passenger terminal; vehicular sales; detention center, jail, prison; light manufacturing; bed and breakfast; research and development; light industrial; golf course; rest home; cemetery.
2. Residential development shall be limited to the attached house, townhouse, and apartment building types.
3. Non-residential uses shall be limited to 285,000 square feet.
4. Once 75,000 square feet of non-residential square footage is developed, no additional non-residential square footage can be developed until plans for a grocery store are submitted and approved.
5. 2231 S New Hope Rd is limited to 9 buildings and 75,000 square feet that exclusively contain restaurant uses.
6. Building height is limited to 4-stories within 150-feet of residential properties along Anamosa Street, Andesine Trail, and Arkose Drive.
7. All required shade trees shall be planted with a minimum caliper of 3.5 inches.
8. Buildings containing the bar/nightclub/tavern/lounge use cannot be located within 250 feet of residential properties along Anamosa Street, Andesine Trail, and Arkose Drive.
9. No more than 450 residential units can be built until a plan containing a grocery store is submitted and approved, at which point a total of 625 residential units can be built.
10. A minimum of twelve and a half percent (12.5%) of the site area subject to the rezoning shall be set aside as Open Area.
11. Type 1 Protective Yard, as described under UDO Section 3.5.3.A, shall not be used to satisfy any applicable Neighborhood Transition standards for a Zone A Protective Yard along the property lines shared with the Olde Towne Subdivision Phases 1 ,2, 3A, & 3B.