

**Ordinance No. (2020) 44 ZC 787**

**Adopted: 1/7/20**

**Effective: 1/7/20**

**Z-22-19 – 2230 and 2260 South New Hope Road**, being Wake County PINs 1722853577 and 1722867012. Approximately 43.51 acres located at the northern corner of the intersection of New Hope Road and Rock Quarry Road are rezoned to Commercial Mixed Use-5 Stories-Conditional Use (CX-5-CU).

Conditions dated: November 15, 2019

1. The following uses shall be prohibited in this CX zoning district: residential of any type; 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; day care; golf course; cemetery.
2. No more than six lots with non-residential primary uses shall front along S New Hope Road.
3. The total gross floor area of all medical and office uses shall not exceed 110,000 square feet. The total gross floor area of all other commercial uses, not including medical and office uses, shall not exceed 75,000 square feet.
4. The 6-foot sidewalk required by Street Design Manual section 3.2.4.B along S. New Hope Road shall be replaced with a 10-foot multi-use path. If the path is not placed within the right-of-way, the path and maintenance strip required by Street Design Manual section 3.2.4.B shall be within a public access easement adjacent to the right-of-way.
5. Prior to the issuance of the first Certificate of Occupancy, greenway easements as shown on the Capital Area Greenway Corridor Master Plan shall be deeded to the city and recorded In the Wake County Registry.
6. The placement of fill material and lot coverage as defined by UDO Section 9.3.5.C shall not exceed 40%.