

Z-23-22 – 308 Bashford Road, located on its south side, one quarter mile east of Strother Road, being Wake County PIN 0773792744. Approximately 6.63 acres rezoned to Residential Mixed Use-7 Stories-Conditional Use (RX-7-CU).

Conditions dated: October 20, 2022

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) Single-unit living; (ii) Two-unit living; (iii) Cemetery; (iv) Outdoor sports or entertainment facility (>250 seats); (v) Dormitory, fraternity, sorority; and (vi) School, public or private (K-12).
2. The Block Perimeter standard as defined in UDO Section 8.3.2. shall not apply to development on the site. In conjunction with this Block Perimeter exemption, Developer shall include the following.
 - i. Developer shall provide a continuous, private vehicular driveway connecting Bashford Road to Western Boulevard.
3. Only one (1) bay of vehicular surface parking shall be located between any new principal building and the Western Boulevard right-of-way. This Condition shall not act as a prohibition on vehicular services area nor a resident drop-off area between any new principal building and the Western Boulevard right-of-way.
4. Developer shall include a primary building entrance facing the Western Boulevard right-of-way.
5. For the portion of the site located more than five hundred feet (500') from the post-development Western Boulevard right-of-way and extending to the Bashford Road right-of-way, building height shall not exceed five (5) stories.
6. In lieu of the UDO-required six-foot (6')- wide sidewalk along Bashford Road, Developer shall install a minimum ten-foot (10')-wide multiuse path (the "Path") along that portion of the Property's frontage east of the driveway access point described in Condition 2(i). The Path shall continue through the Property and terminate at the shared boundary line with that parcel having Property Identification Number (PIN) 0773-79-5343 (Deed Book 11799, Page 990, Wake County Registry). In addition to the Path, Developer shall dedicate a public access easement on that portion of the Property on which the Path is built, no less than twelve-feet (12')-wide.
7. To provide enhanced treatment of stormwater before drainage to the Walnut Creek/Neuse River Watershed, any new Tier 3 site plan or Subdivision submittal will provide for retention or on-site use of the first 1.34 inches (1.34") of runoff volume from proposed impervious surfaces or retention or on-site use of the difference in runoff volume from the pre-development to post-development site for the 1-year 24-hour storm, whichever is greater. Any stormwater control facilities or devices implemented to retain the runoff that exceeds the UDO standards (1") shall not be required to conform to UDO Article 9.2 nor the City of Raleigh Green Stormwater Infrastructure Standard Details (GSI-01 – GSI-12).
8. Any new Tier 3 site plan or Subdivision submittal shall include at least two (2) of the following green stormwater infrastructure (GSI) practices: (i) permeable pavement; (ii) bioretention basins; (iii) rain garden; (iv) cisterns; (v) vegetated

swales; (vi) rain barrel; (vii) planter boxes; (viii) green and/or blue roof; and (ix) any other GIS measure, subject to approval by City stormwater staff.