

Z-25-22 – 701 Corporate Center Drive, located west of the intersection of Chapel Hill Road and Corporate Center Drive, being Wake County PIN 0774638382. Approximately 13.46 acres rezoned to Commercial Mixed Use-7 stories-Conditional Use (CX-7-CU)

Conditions dated: September 16, 2022

1. The following uses shall be prohibited: boardinghouse; dormitory, fraternity, sorority; cemetery; college, community college, university; school; telecommunication tower; adult establishment; funeral home; shooting range (indoor or outdoor); movie theater (indoor or outdoor); golf course; outdoor sports or entertainment facility; riding stables; bed and breakfast; animal boarding; animal shelter; kennel/cattery; tattoo parlor, body piercing; taxidermist; wedding chapel; heliport; vehicle fuel sales; vehicle sales/rental; detention center, jail, prison; vehicle repair (minor); light manufacturing; self-service storage; vehicle service; short-term rental.
2. A 50-foot protective yard shall be maintained along the western boundary line of the Property that abuts the right-of-way for I-40 and said protective yard shall extend along the NC Hwy 54 frontage for a total distance of 200 feet from the intersection of the I-40 right-of-way and the NC Hwy 54 right-of-way.
3. Any Medical, Office, and Research & Development uses on the Property shall be limited to a combined total of 500,000 square feet. Any Retail Sales and Restaurant/Bar uses on the Property shall be limited to a combined total of 50,000 square feet. Any residential units on the Property shall be limited to a combined total of 400 units.
4. For any new buildings constructed on the Property after the adoption of these zoning conditions, there shall be a maximum of two (2) bays of surface parking with a single drive aisle permitted between the front façade of the new building and the public right of way the new building faces.