

Z-30-21 - 5904 Creedmoor Road, located east of its intersection with Jeffreys Grove School Road, being Wake County PIN 0796497665. Approximately 2.45 acres rezoned to Commercial Mixed Use-3 stories-Parking Limited-Conditional Use (CX-3-PL-CU).

Conditions dated: September 17, 2021

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, detention center, jail, prison, restaurant/bar, shopping center, light manufacturing, vehicle sales/rental, vehicle fuel sales, vehicle service, college, community college, university, school, public or private (K-12).
2. Any office or medical uses shall be limited to a combined total of 35,000 square feet.
3. Household Living uses shall be limited to multi-unit living, and shall not exceed a maximum of 125 units.
4. Any retail sales use is subject to the following:
 - a. Must be within or attached to a multi-tenant building, cannot be located in a standalone building.
 - b. The floor area of the retail use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or cumulatively in combination with any other allowed Limited Commercial use per lot.
 - c. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
 - d. Drive-thru or drive-in facilities are not permitted.
5. All Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO, that are located within the Neighborhood Transition Zone B, shall exceed the minimum standard by only consisting of full cutoff fixtures.