

2. **Z-32-24 – 4020 Sumner Boulevard**, located at the intersection of Sumner Boulevard and Wake Hills Lane, being Wake County PIN 1726791264. Approximately 1.96 acres rezoned to Commercial Mixed Use- 5 stories- Conditional Use (CX-5-CU).

Conditions dated: February 7, 2025

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX- district shall be prohibited: (i) Cemetery; (ii) Adult establishment; (iii) Vehicle Sales/Rental; (iv) Vehicle repair (minor or major).
2. Principal buildings shall have a build-to range of 5' and 30' from the Sumner Boulevard right-of-way. At least forty percent (40%) of the Property's lot width along the Sumner Boulevard right-of-way must be occupied by the building façade facing Sumner Boulevard within the build-to range outlined in this Condition. The reductions permitted by UDO Section 1.5.6.C. shall be available.
3. No on-site parking or vehicular surface area are permitted between the building and Sumner Boulevard right-of-way.
4. Each principal building shall have at least one (1) building entrance facing Sumner Boulevard.