

**ORDINANCE NO. (2020) 54 ZC 790**

**Z-35-19 – 2815 Capital Boulevard**, being Wake County PIN 1715930251. Approximately 8.02 acres located on the west side of Capital Boulevard, approximately 350 feet south of Brentwood Road are rezoned to Commercial Mixed Use-5 Stories-Green-Conditional Use (CX-5-GR-CU).

Conditions dated: December 27, 2019

1. The following uses shall be prohibited: Type B emergency shelters; telecommunications towers; cemeteries; adult establishments; outdoor sports or entertainment facilities; heliports; vehicle sales/rental; detention center/jail/prison; self-service storage; car wash; vehicle repair.
2. The block perimeter requirements of §8.3.2.A of the UDO shall not be applicable to the property, and the applicable maximum block perimeter shall be 4,550 feet.
3. A publicly accessible sidewalk or other paved path (the "Capital Connector") a minimum of five feet in width, which may be reserved for pedestrian use or may be a multi-use path but shall not be accessible by automobile except in any location where such sidewalk or path crosses a street, driveway, or drive aisle, shall be provided to connect Capital Boulevard to the common boundary between the property and either (i) that certain lot most recently conveyed via a deed recorded at Book 17451, Page 1192 of the Wake County Registry (the "Adjacent Parcel"), or (ii) any public right of way or public access easement located between the property and the Adjacent Parcel. The Capital Connector may be provided within a public access easement on the property or within any public right of way dedicated in connection with development of the property.