

Z-38-21 – 100 Knowles Street, surrounding the cul-de-sac of Hammond Center Drive west of its intersection with Hammond Road being Wake County PIN 1702760750. Approximately 37.55 acres rezoned to Commercial Mixed Use-5 stories-Conditional Use with Special Highway Overlay District 2 (CX-5-CU w/ SHOD-2).

Conditions dated: June 17, 2021

1. No more than 350 dwelling units shall be permitted.
2. The following uses are prohibited: adult establishment; cemetery; detention center; jail; prison; vehicle service; vehicle fuel sales; school, public or private (K-12); college; community college; and university.
3. For that portion of the western boundary line adjacent to Wake County Parcel Identification Number (PIN) 1702674576 (as described in Deed Book 10619, Page 126 in the Wake County Register of Deeds office); PIN 1702675307 (Deed Book 8802, Page 1015); PIN 1702675217 (Deed Book 16141, Page 502); PIN 1702675221 (Deed Book 14827, Page 189); PIN 1702675135 (Deed Book 4539, Page 379); PIN 1702675049 (Deed Book 18031, Page 602); and PIN 1702675042 (Deed Book 17977, Page 1946), a minimum 50 foot Type 3 neighborhood transition yard shall be provided. Existing natural vegetation may count toward the yard requirements. Where the Conservation Management District overlaps with this yard, the Conservation Management District shall count toward the width of the 50 foot Type 3 protective yard.