

Z-40-21 – 0 and 8031 Louisburg Road, located on its west side, 950 feet south of Mitchell Mill Road, being Wake County PINs 1737971057 & 1737863462. Approximately 41.42 acres rezoned to Residential Mixed Use-4 Stories-Parking Limited-Conditional Use (RX-4-PL-CU).

Conditions dated: November 4, 2021

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the RX-District shall be prohibited: (i) Cemetery; (ii) school, public or private (K-12); and (iii) outdoor sports or entertainment facility (>250 seats).
2. The maximum number of dwelling units permitted on the property is 375 dwelling units.
3. Any site plan submitted to the City prior to the effective date of TC-16-20 shall comply with all applicable standards contained in Sec. 9.3.6 of TC-16-20 (Ordinance 2021 -231 TC 447).
4. Except as stated below, where tree removal occurs along Hwy 401/Louisburg Road, plantings shall be installed at a rate of 4 shade trees and 15 shrubs per 100 lineal feet within the area between the right-of-way and 20' back, or within the right-of-way if there is an approved encroachment agreement. Where overhead utilities exist: (i) such plantings shall be installed outside the utility easement area, unless there is an approved utility encroachment agreement; and (ii) understory trees may be substituted at a rate of 2 understory trees per 1 shade tree if plantings are allowed within said utility easement area. All plantings contemplated by this condition shall be counted toward any streetscape planting requirement, and any streetscape plantings shall be counted toward compliance with this condition.
5. Subject to approval by the City Planning and Development Department, and the consent of any easement holder, Developer will construct a ten foot (10') multi-use path connecting Louisburg Road/Hwy 401 to the City of Raleigh Neuse River Greenway Trail, as long as such path is not required by the City of Raleigh or by federal law to be ADA-accessible. The points at which this multi-use path will connect to Louisburg Road and to the greenway trail shall be located no farther than one thousand three hundred feet (1,300') from the property line adjacent to 8025 Louisburg Road (DB 9048 / PG 150).
6. Developer shall provide Level II Electric Vehicle Charging Stations serving four (4) parking spaces within the development. The charging stations shall be installed prior to issuance of a certificate of occupancy for the building that they serve.