

- 2. Z-41-23 – Portions of 8301 & 8317 Buffalo Road**, located approximately 1/2 mile east of the intersection of Old Crews and Buffalo Roads, being Wake County PINs 1756421236 & 1756309588. Approximately 27.41 acres rezoned to Commercial Mixed Use, 4 stories, with Conditions (CX-4-CU).

Conditions dated: January 3, 2024

PINs: Part of 1756421236 and Part of 1756309588

- A. Not more than 53,000 square feet floor area gross of retail uses shall be constructed on the property.
- B. No more than 350 dwelling units shall be constructed on the property
- C. Ground signage shall be limited to medium profile or low profile signage.
- D. The following uses otherwise allowed in CX zoning shall not be permitted:
  - i. Adult establishments
  - ii. Bar, nightclub tavern, lounge, not associated with a restaurant (as defined in NCGS § 18B-1000 (6));
  - iii. Cemetery
  - iv. Funeral Home
  - v. Veterinary hospital, kennel, cattery
  - vi. Pawnshop
  - vii. Correctional/penal facility (Governmental)
  - viii. Outdoor sports or entertainment facility with more than two hundred and fifty (250) seats
- E. The streetyard along Buffalo Road shall be a minimum width of 15 feet.
- F. If requested by the City, during site plan or subdivision approval, which ever first occurs, owner shall dedicate to the City a parcel of not less than two (2) acres on one of the parcels indentified by the above referenced PINs, the location of which to be mutually agreed upon, for a fire/public safety station.