

3. **Z-52-22 – 10850 Globe Road**, on its north side, at the intersection of Globe Road and Aviation Parkway, being Wake County PIN 0758633878. Approximately 16.47 acres rezoned to Commercial Mixed Use-5 Stories-Parking Limited-Conditional Use (CX-5-PL-CU).

Conditions dated: November 18, 2022

1. The following uses shall be prohibited on the property; dormitory, fraternity, sorority; pawnshop; detention center, jail, prison; adult establishment.
2. All building and parking areas shall meet a minimum setback of 50' from Globe Road, and the 50' setback area shall be landscaped in accordance with Sec.5.3.1.F of the Unified Development Ordinance, provided that driveways, ground signs, and pedestrian access shall be permitted within the setback area.
3. Direct pedestrian access shall be provided from the public sidewalk along Globe Road to the primary entrance of each building.
4. Not more than 500 dwelling units, nor more than 200,000 gross square feet of office use, nor more than 60,000 gross square feet of retail use, shall be permitted within the area conditionally rezoned, provided that additional dwelling units shall be permitted, and for each dwelling unit over 500,250 fewer square feet of gross office space shall be permitted.
5. Building facades facing and within 150 feet of the Adjoining Parcels (i) will be constructed from one or more of the following materials: glass, concrete and/or clay brick masonry, cementitious stucco, cementitious siding, including lap and panel products, native and masonry stone, natural wood, precast concrete, metal panels, and/or trim; and (ii) will not be comprised of vinyl siding, fiberboard siding, pressure treated wood, synthetic stucco (EIFS); however, EIFS shall be permitted for applications such as roof cornices, header details or banding elements and may have window frames, door frames, soffits, and miscellaneous trim may be constructed of wood, fiberglass, metal or vinyl. The Adjoining Parcels are those having PINs 0758548555 (Book 15721/Page1702); 0758648447 (Book 13241/Page 1041); and 0758731549 (Book 13241,Page1037).