

Z-53-20 – 4508, 4512, 4516, 4519, 4600, and 4707 Lead Mine Road, located at the intersection of Lead Mine Road and Philcrest Road; approximately 0.25 miles north of the intersection of Lead Mine Road and Glenwood Avenue (US-70) being Wake County PINs 0796616579, 0796616743, 0796616804, 0796616904, 0796618916, and 0796626014. Approximately 5.04 acres rezoned to Residential Mixed Use-Four Stories-Parking Limited-Conditional Use (RX-4-PL-CU).

Conditions dated: July 1, 2021

1. Principal Uses shall be limited to Congregate Care residential and accessory uses, except as provided for in Condition #2 below.
2. One of the following shall be allowed in addition to the allowed residential uses: Beauty/Hair Salon, Copy Center, Eating Establishment, or retail sales of Clothing, Flowers, Package Shipping, Plants, or Stationary. The gross floor area of Eating Establishment shall not exceed 3,000 square feet.
3. The total number of units for Congregate Care units shall not exceed 185.
4. There shall be a 150-foot principal building setback from the northern property line abutting those properties with the following Parcel Identification Numbers (PINs): 0796626107, 0796627185, 0796628185, and 0796629156 (the “Northern Parcels”).
5. Trees within 32’ of the property line abutting the Northern Parcels shall be evaluated for designation as tree conservation area in accordance with the standards in the UDO. If these do not meet the UDO’s standards to be designated as tree conservation area, a Type B1 protective yard (UDO Sec. 7.2.4), with a minimum width of 32’, shall be placed along the northern property line abutting the Northern Parcels. The Type B1 protective yard shall provide, in addition to the minimum 40 shrubs per 100 linear feet required by UDO Section 7.2.4, 12 additional shrubs per 100 linear feet, for a total of 52 shrubs per 100 linear feet. Said additional 12 shrubs per 100 linear feet shall be evergreen and have a minimum planting height of 6 feet and minimum mature height of 15 feet.
6. Trees within 50’ of the property line abutting those properties with PINs 0796629093 and 0796710830 (the “Eastern Parcels”) shall be evaluated for designation as tree conservation area in accordance with the standards in the UDO. If these do not meet the UDO’s standards to be designated as a tree conservation area, a Zone A, Type 3 Neighborhood protective yard (UDO Sec. 3.5) with a minimum width of 50’ shall be provided along the eastern property line abutting the Eastern Parcels.
7. Runoff limitation for development on the property as defined by UDO Section 9.2.2.E.1 shall be met for the 25-year storm in addition to the two-year and ten-year storms.
8. All exterior Parking and Pedestrian Area lighting, as described in Section 7.4.5 of the UDO located within 150’ of the northern or eastern property line shall be full cutoff fixtures. Lighting within any structured parking shall be designed to reduce light spillage outside the parking structure. Any portion of structured parking above grade facing the Northern Parcels shall be screened with 10-foot tall evergreen trees planted 10 feet on center. Any surface parking located within 150 feet of the

Northern Parcels that is also located above a retaining wall shall include a 3'-6" opaque screen along the northern and eastern edges of the lot on top of the retaining wall.

9. Locations for trash storage and collection, loading docks, and generators shall not be within 200' of the northern property line abutting the Northern Parcels.
10. Trash collection, mechanical equipment and other utilitarian equipment should be screened from view by a structure that complements the design of the building through use of similar materials, colors, finishes, and architectural details as the principal building.
11. At the discretion of the City of Raleigh Department of Transportation, prior to issuance of a building permit, the developer shall dedicate a 15' x 20' transit easement along Lead Mine Road and be responsible for constructing accompanying transit infrastructure prior to the issuance of the first certificate of occupancy on the property. The location of the easement shall be established during site plan or subdivision review. The transit infrastructure shall be constructed to the City of Raleigh standard details specified by the City of Raleigh Department of Transportation, and shall not exceed the following list of improvements:
 - (a) A 15' x 20' concrete pad
 - (b) a cement landing zone between the back of curb and sidewalk
 - (c) a transit waiting shelter and bench
 - (d) trash receptacle
 - (e) sidewalk connectivity
12. The property owner shall not make a connection to existing City of Raleigh sewer lines located on Wysong Court.
13. Before any certificate of occupancy is requested or issued the developer shall issue a letter of credit in the amount of \$20,000, listing the City of Raleigh as the beneficiary, to be applied toward the cost of installation of a traffic signal at the intersection of Lead Mine Road, Sugar Bush Road and Inman Park Drive. The letter of credit shall be renewed annually for the five-year period after the first certificate of occupancy is granted (or until the earlier date of NCDOT approval of the traffic signal installation).