

**Z-56-20 – 2600, 2634 Oberlin Road (portions of each parcel)**, located on the east side of the road roughly 300 feet north of Fairview Road, consisting of portions of Wake County PINs 1705-20-3062 and 1705-20-2354. Approximately 4.78 acres rezoned to Residential Mixed Use-Five Stories-Conditional Use (RX-5-CU).

Conditions dated:      October 29, 2020

1. The following principal uses as set forth in UDO Section 6.1.4. Allowed Principal Use Table shall be prohibited: outdoor recreation; school, public or private (K-12); outdoor sports or entertainment facility (>250 seats).
2. The maximum building height within 40 feet of the Oberlin Road right-of-way shall be limited to three (3) stories, except four (4) stories shall be permitted within that portion of the property located within 40 feet of Oberlin Road and 150 feet of the northern boundary of the zoning district line.
3. Outside of that area of the property described in Condition 2, the maximum building height shall be limited to four (4) stories entirely above the highest point of finished grade.
4. The maximum number of dwelling units permitted on the property is 190 dwelling units.
5. Structured parking facades shall be screened from public view except for openings for points of ingress and egress.