

Z-73-21 – 10909, 10913 Leesville Road, located approximately 0.4 miles north of the intersection of I-540 and Leesville Road, being Wake County PINs 0778981618 and 0778987715. Approximately 17.59 acres rezoned to Residential Mixed Use-Three Stories-Conditional Use (RX-3-CU). Approximately 1.14 acres rezoned to Downtown Mixed Use-40 Stories-Shopfront frontage with zoning conditions (DX-40-SH-CU).

Conditions dated: April 2, 2022

1. Principle Uses shall be limited to Single-Unit living, Two-Unit Living and Multi-Unit Living. All other uses shall be prohibited.
2. Apartment building types shall be prohibited.
3. The total number of residential units shall not exceed 130 units.
4. A landscape buffer with an average width of 25 feet shall be located along the western property line abutting the following properties: (1) PIN 0778895107, Deed Book 12671, Page 1499; (2) PIN 0778884634, Deed Book 12671, Page 1499; and (3) PIN 0778874542, Deed Book 12671, Page 1499 (collectively, the “Western Parcels”). Said buffer shall consist of either (i) existing natural vegetation or (ii) installation of 4 shade trees and 4 evergreen understory trees (with an 8’ minimum height at planting) per 100 linear feet. This condition shall not apply to those areas abutting the Western Parcels where tree conservation in accordance with UDO 9.1 is provided, environmental features such as streams, wetlands or ponds prohibit installation, or utilities, easements, driveways, street connections, or other encroachments permitted by the UDO prohibit installation.
5. A landscape buffer with an average width of 25 feet shall be located along the southern property line abutting the following properties: (1) PIN 0778876983, Deed Book 64123, Page 20; (2) PIN 0778980287, Deed Book 16214, Page 2545; (3) PIN 0778982324, Deed Book 8998, Page 380; (4) PIN 9778984333, Deed Book 17709, Page 937; (5) PIN 0778985403, Deed Book 16625, Page 358; and (6) PIN 0778987650, Deed Book 17752, Page 219 (collectively, the “Southern Parcels”). Said buffer shall consist or either (i) existing natural vegetation or (ii) installation of 4 shade trees and 4 evergreen understory trees (with an 8’ minimum height at planting) per 100 linear feet. This condition shall not apply to those areas abutting the Southern Parcels where tree conservation in accordance with UDO 9.1 is provided, environmental features such as streams, wetlands or ponds prohibit installation, or utilities, easements, driveways, street connections, or other encroachments permitted by the UDO prohibit installation.
6. A minimum of thirty percent (30%) of the net site area shall be designated as Open Area. “Open Area” as used in this condition shall mean land area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking area; and (iv) owned in accordance with UDO Section 2.5.7.A. Land area associated with any private community amenity area provided in accordance with this condition may count toward this Open Area requirement so long as it complies with the definition or Open Area in this condition.
7. The development on the property will include a dog park amenity area.

8. If public pedestrian access to the Sycamore Creek Elementary School is permitted by the Wake County Board of Education, a public access easement shall be provided from a public street to the shared property line with PIN 0778990390, Deed Book 01362, Page 01724.