

1. **Z-77-21 – 4501 Edwards Mill Road**, located approximately 0.67 miles southwest of the intersection of Creedmoor Road and Glenwood Avenue, being Wake County PIN 0795291760. Approximately 3.07 acres rezoned to Commercial Mixed Use-Seven Stories-Conditional Use (CX-7-CU).

Conditions dated: January 14, 2022

1. The following uses shall be prohibited: cemetery; college; community college, university; school; telecommunication tower; adult establishment; funeral home; shooting range (indoor or outdoor); movie theater (indoor or outdoor); golf course; riding stables; bed and breakfast; animal boarding; animal shelter; kennel/cattery; tattoo parlor, body piercing; taxidermist; wedding chapel; heliport; vehicle fuel sales; vehicle sales/rental; detention center, jail, prison; vehicle repair (minor); light manufacturing; self-service storage; vehicle service.
2. All uses within the personal services use category (not already prohibited in Condition #1), except for Beauty/Hair Salon, Copy Center, and Optometrist shall be subject to the following:
 - a. Must be within or attached to a multi-tenant building, cannot be located in a standalone building.
 - b. The floor area of the use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or cumulatively in combination with any other allowed Limited Commercial use per lot.
 - c. Hours of operations can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.
 - d. Drive-thru or drive-in facilities are not permitted.
3. Any standalone retail use or eating establishment shall be limited to two stories and a building height no higher than 36 feet.
4. The hours of operation of any eating establishment or retail use on the Property shall be limited to those between 6:00 AM and 12:00 Midnight.
5. An eating establishment shall not include drive-thru or drive-in facilities.
6. A seventy-five (75) foot wide undisturbed buffer shall be maintained along the property line shared with 4515 Edwards Mill Road (PIN 0796207451, which is also described at Wake County Registry Condo Book 1987, Page 132). No buildings or structures are permitted within this buffer and the existing vegetation shall not be disturbed unless necessary to meet UDO requirements.
7. Building height shall not exceed four (4) stories with a maximum height of sixty (60) feet between the seventy-five (75) foot wide undisturbed buffer described in condition 6 above and two hundred fifty (250) feet from the property line shared with 4515 Edwards Mill Road (PIN 0796207451). Building height greater than two hundred fifty (250) feet from the property line shared with 4515 Edwards Mill Road (PIN 0796207451) shall not exceed six (6) stories with a maximum height of ninety (90) feet.
8. There shall be a principal building façade located within 100 feet of the right-of-way of Parklake Avenue which shall have an entrance facing Parklake Avenue with direct pedestrian access to the public sidewalk. A building façade used to meet the

foregoing sentence shall have no less than 50% of the total length of the facade located within 100 feet of Parklake Avenue. Some portion of the facade used to meet this condition shall also be located within 100 feet of Old Edwards Mill Road. Outdoor amenity areas may be used in place of, or in addition to, facade to satisfy the requirements of this condition.

9. A maximum of two (2) bays of onsite parking with a single drive aisle are permitted between any principal building and Parklake Avenue.
10. Structured parking located at the perimeter of any building must be screened so that cars are not visible from adjacent streets or at ground level along the eastern property line of the Property. Sloped ramps cannot be discernible along the perimeter of any parking structure. Architectural or vegetative screens must be used to articulate the facade, hide parked vehicles and shield lighting. Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four (4) square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
11. Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to minimize such visibility. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7 Vehicular Canopies. Lighting levels measured at the property line of parcels adjacent to the structured parking deck shall not be greater than 0.5 foot candles.