

**Z-82-21 – 4716, 4800, 4804, 4807, 4808, 4814, 4900, 4904, 4908, 4912, 5000, 5004 Edwards Mill Road; 4201, 4204, 4212 Arckelton Drive; 4807, 4824 Cornwall Place**, located approximately one mile southwest of the intersection of Creedmoor Road and Glenwood Avenue (US-70), being Wake County PINs 0795391934, 0796303102, 0796302108, 0796303287, 0796306147, 0796209173, 0796300296, 0796301382, 0796302389, 0796303474, 0796304477, 0796305476, 0796306359, 0796307332, 0796308224, 0796309117. Approximately 8.01 acres rezoned to Residential Mixed Use-Seven Stories-Parking Limited-Conditional Use (RX-7-PL-CU) and Office Mixed Use-Seven Stories-Parking Limited-Conditional Use (OX-7-PL-CU).

Conditions dated: March 4, 2022

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the RX- District shall be prohibited: (i) cemetery; and (ii) outdoor sports or entertainment facility (250 seats).
2. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- District shall be prohibited: (i) cemetery; (ii) college, community college, university; (iii) detention center, jail, prison; and (iv) outdoor sports or entertainment facility (250 seats).
3. The maximum building height for 4716 Edwards Mill Road (DB 18298/PG 820; PIN # 0796209173) and 4201 Arckelton Drive (DB 18298/PG 820; PIN # 0795391934) shall be three (3) stories and fifty feet (50').
4. Public façades of Structured Parking: When a parking structure façade is adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street, façades shall comply with the following: a. Any such façades of the parking structure shall have openings screened to prevent views into the structure except for perpendicular vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet. b. 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 in an accessory parking structure 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 square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
5. Parapet walls: On all levels where parking is provided adjacent to an exterior wall, all façades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.
6. Lighting of Structured Parking: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
  - a. Internal illumination 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 prevent such visibility.

- b. Internal illumination shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies
  - c. Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of 15 feet from the exterior perimeter of the rooftop wall at a maximum mounted height of 12 feet above finished floor with cutoff light fixtures that have a maximum 90 degree illumination.
  - d. Lighting levels measured at the property line of parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.
7. Existing tenant leases: For buildings that exist as of the effective date of these conditions, the property owner(s) shall provide tenants with sixty (60) days written notice before the termination of their leases, so long as said leases are in full force and effect and not in default.