

**2. Z-88-21 – 3832 Colby Drive, 3939 Wake Forest Road, and 1313 Hardimont Road,** located west of Wake Forest Road, being Wake County PINs 1715394766, 1715393471, 1716306146. Approximately 27.8 acres rezoned to Residential Mixed Use-5 stories-Conditional Use (RX-5-CU).

Conditions dated: September 28, 2022

1. Parking shall be prohibited between Bland Road and any building located within 20 feet of Bland Road.
2. Any building located within 20 feet of Bland Road shall have a building entrance facing Bland Road.
3. At least 50% of the Bland Road frontage shall be occupied by one or more buildings, the facade(s) of which shall be located not more than 20 feet from Bland Road. This requirement shall be considered a 'build-to' requirement for purposes of Section 1.5.6.C, and all provisions of that section shall be applicable to this requirement.
4. No more than two bays of parking shall be permitted between Wake Forest Road and any building located within 100 feet of Wake Forest Road.
5. Any building located within 100 feet of Wake Forest Road shall have a building entrance facing Wake Forest Road.
6. At least 50% of the Wake Forest Road frontage shall be occupied by one or more buildings, the facade(s) of which shall be located not more than 100 feet from Wake Forest Road. This requirement shall be considered a 'build-to' requirement for purposes of Section 1.5.6.C, and all provisions of that section shall be applicable to this requirement.
7. No structure shall exceed three stories in height within 150 feet of the boundary of any adjoining property listed in Attachment A.
8. The property owner(s) shall provide tenants with 180 days' written notice before the termination of their leases due to redevelopment of the property, so long as said leases are in full force and effect and not in default. The applicant shall provide a letter to the City Clerk's Office confirming that the required notice has occurred.

Attachment A

Pin	Address	Deed Book and Page
1715296790	1120 HARDIMONT RD	12625/337
1715293670	1104 HARDIMONT RD	15989/2310
1715390872	1200 HARDIMONT RD	6408/183
1715298775	1128 HARDIMONT RD	4049/826
1715297772	1124 HARDIMONT RD	2705/876
1715296350	1112 WINONA RD	3224/423
1716300253	4008 COLBY DR	2698/700
1715295643	1112 HARDIMONT RD	2433/168
1715294653	1108 HARDIMONT RD	15844/2121
1716300104	4004 COLBY DR	16571/417
1715296421	1113 WINONA RD	16921/1808
1715295434	1109 WINONA RD	16687/1550
1715292576	1100 HARDIMONT RD	NOT LISTED
1716300393	4012 COLBY DR	17590/2372
1715294424	1105 WINONA RD	18724/2540
1715296201	1108 WINONA RD	18669/2727
1715296617	1116 HARDIMONT RD	18439/231
1716209094	4000 COLBY DR	13-E/2385
1715293422	1101 WINONA RD	15753/1245