

3. Z-90-21 – 5200 Falls of Neuse Road, and 1401 East Millbrook Road, located at the northeast corner of the intersection of Falls of Neuse Road and E Millbrook Road, being Wake County PINs 1716456459, 1716446886. Approximately 23.51 acres rezoned to Office Mixed Use-5 stories-Parking Limited with zoning conditions (OX-5-PL-CU).

Conditions dated: October 14, 2022

1. No site plan shall be approved for which projected total AM peak hour and total PM peak hour trips generated on the property shall be greater than all of the scenarios below, as determined by the ITE Trip Generation Manual, 11th Edition (i.e., projected trips must be equal to or less than at least one of the scenarios below):
 - Scenario 1: 355,000 s.f. of office space, with no other uses on site
 - Scenario 2: 1,160 multi-family residential units, with no other uses on site
 - Scenario 3: 200,000 s.f. of retail space, with no other uses on site
 - Scenario 4: 180,000 s.f. office space and 100,000 s.f. retail space, with no other uses on site
 - Scenario 5: 100,000 s.f. office space and 140,000 s.f. retail space, with no other uses on site
2. The Property owner shall provide residential tenants of the Property with 180 days' written notice before termination of their lease due to redevelopment of the Property. With the submission of the application for subdivision or site plan approval, whichever is first, the owner of the Property, or their designee, shall provide the Planning and Development Staff with an affidavit confirming that the 180-day notice of lease termination was properly served. A rent roll and sample copy of the notification letter shall be attached to and referenced in the affidavit.