

- 2. Z-91-22 – 802, 806, 810, 814, 818, 822, 902 and 906 Ileagnes Road, located** south of Carolina Pines Avenue, being Wake County PINs 1702263362, 1702261085, 1702253980, 1702253844, 1702253719, 1702252509, 1702250290, 1702158631. Approximately 26.56 acres rezoned to Residential Mixed Use 5 Stories, Conditional Use (RX-5-CU).

Conditions dated: June 2, 2023

1. The following uses are prohibited: dormitory, fraternity, sorority, boarding house, cemetery, and outdoor sports facility (>250 seats).
2. The following limits on development intensity shall apply on the property: development intensity shall not exceed 350 residential units.
3. If requested by the City of Raleigh, prior to, or as a part of, any site plan for development of any portion of the property the owner shall coordinate with Transportation staff an easement to accommodate for a City bikeshare station.
4. No development shall occur in the area south of the existing power line right-of-way and the area west of the stream flowing into the Raleigh Municipal Lake on the property with PIN 1702158631, Deed Book: 019094, Page: 01377, also shown on Book: BM2019, Page: 01308.
5. The site plan for development of the property shall include a future greenway trail that shall have at least one point of access from the sidewalk system within the development, one point of access from the public sidewalk within the Ileagnes Road right-of-way, and shall stub out at the northern property line. The greenway trail shall be located within a public access easement or greenway easement dedicated to the City of Raleigh. The greenway trail shall be designed to City of Raleigh greenway standards, and shall be at least 10 feet in width, except where reduction in standard width is necessary to accommodate topographical and other natural features of the site. The City of Raleigh shall review and approve the greenway plan during site plan review and upon completion of the greenway trail, assume ownership and maintenance of the greenway trail. The property owner shall not be required by this section to assume ownership or maintenance of the greenway trail.
6. The property owner shall pay to the City a total of \$25,000 to be placed in the City's 625-Park Improvement fund for greenway improvements. The \$25,000 amount shall be payable prior to the issuance of the first certificate of occupancy for any development requiring a tier three site plan.