

Z-7-15 – Litchford Road, east side, at its intersection with Sylvia Dean Street, approximately 13.47 acres rezoned to Residential Mixed Use-3 Stories-Conditional Use (RX-3-CU), being Wake County PINs #1717902004, 1717902127, 1717902331, 1717902560, 1717903759, 1717904437, 1717905110, 1717905483, 1717905793, 1717907430, 1717907701 & 1717908638.

Conditions dated: July 31, 2015

1. The following principal uses listed in the Allowable Principal Use Table (UDO section 6.1.4) are prohibited: medical – all types, office – all types, personal service – all types, eating establishment, retail sales – all types.
2. The maximum residential density on the property shall be twenty-two (22) units per acre.
3. Prior to recordation of a subdivision plat or issuance of a building permit for new development, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth or 20 feet in width) and location of the easement along Litchford Road shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office. If, prior to issuance of the first building permit for new development, the Public Works Department requests installation of a shelter, an ADA accessible shelter shall be constructed prior to the first certificate of occupancy, with construction plans approved by the Public Works Department.