

Z-68-94 Blue Ridge Road, west side, opposite Ed Drive, being Parcel 2639, Block 84, Tax Map 0785.16, rezoned to Office and Institution-1 Conditional Use District.

Conditions:

- a. Upon development, stormwater controls shall be in accordance with C.R. 7107.
- b. Right-of-way dedication on Blue Ridge Road, if required in site plan/subdivision approval, shall be reimbursed at R-4 values.
- c. Building height shall be limited to no more than three stories (40'), excluding basement or other foundation.
- d. As a supplement to other yard spaces and transitional protective yards required by the Raleigh City Code, a minimum (50') fifty foot building set back line shall be maintained along Blue Ridge Road, as measured from the existing right-of-way line.
- e. Any site plan or subdivision plan for this property shall consider the extension of Ed Drive at collector street standards.