

Z-5-91 Falls of Neuse Road, west side, between Lake Forest and Newton Roads, being Parcels 149-151, and a portion of Parcel 152, Tax Map 352, rezoned to Office and Institution-II Conditional Use District, according to map on file in the Planning Department.

Conditions:

- A) Limit residential density to no more than 15 units per acre.
- B) No hotels, motels, motor courts, restaurants or drive-ins, shall be permitted.
- C) Upon development the rate of stormwater runoff will comply with CR 7107.
- D) Right-of-way, if needed in the future, for widening of Falls of Neuse Road (1/2 of 110 feet) will remain at Residential-6 value for reimbursement.
- E) Will submit to the City of Raleigh cross access agreement between parcels, 149, 150, 151, & 1102 of Tax Map 352.
- F) There will be no more than one access onto Falls of Neuse Road.
- G) Limit building height to 25 feet above grade.
- H) Keep 30 ft transition yard on west property line.
- I) A 6' high wooden screening fence shall be erected within the protected yard along the entire west boundary line of property at such time as the property is developed. Such fence shall be constructed of treated exterior lumber.