

Z-44-90 Falls of Neuse Road, west side, at its northwestern intersection with Lake Forest Drive, being Parcels 152-155, Tax Map 352, rezoned to Office and Institution-2 Conditional Use District.

Conditions:

- A) Limit density to no more than 30 units per acre.
- B) No hotels motels or motor courts shall be permitted.
- C) The maximum floor area ratio shall not exceed .30.
- D) The maximum building lot coverage shall not exceed 25%.
- E) Upon development the rate of stormwater runoff will comply with CR 7107.
- F) Right-of-way needed for the widening of Falls of Neuse Road. (1/2 of 110') will remain at Residential-6 value for reimbursement.
- G) Will submit to the City of Raleigh cross access agreements between parcels 152, 153, 154 & 155 of Tax Map 352.
- H) There will be no more than one (1) access onto Falls of Neuse Road.
- I) Limit building height to 25' above grade.
- J) Keep 30' transition yard on west property line.
- K) Will preserve a minimum of 15' of existing trees and shrubs in the 30' transition yard of the west property line.
- L) A 6' high wooden screening fence shall be erected within the protective yard along the entire west boundary line of the property at such time as the property is developed and construction commences thereon. Said fence shall be constructed of treated exterior lumber.
- M.) Will preserve 30% of existing trees and shrubs in the street yard.