

**Z-31-96 Lake Boone Trail**, south side, extending through to Harden Road, north side, being Map 0785.20 11 7617, portion of 9311, 9665, and Map 0785.20 81 0774, 2316, 4352, 4583 and 6689. Approximately 14.2 acres amending the existing Office & Institution-1 Conditional Use District.

Conditions: (2/22/96)

1. Dwelling units at four units per acre, maximum. (Net area exclusive of right-of-ways).
2. Building Heights:
  - a. One building may have a maximum height of 48 feet.
  - b. All other buildings will have a maximum building height of 36 feet or less.
  - c. Building height will be measured from the top of the curb, of the street on which the building fronts, to the top of the roof. The curb height will be the average of the curb height on which the building fronts. Mechanical equipment and mechanical equipment screens on the roof and stair enclosures to the roof, if any, will not be included in this height. The street on which the building fronts will be determined as either Harden Road or Lake Boone Trail: depending on which is closest to the building. Building height will not be measured from the curb of the connecting road.
3. The ratio of land area covered by buildings, drives, parking vehicular surface areas and walks to whole, no greater than 70%. Floor area of buildings to land area not greater than 45%, F.A.R. of 0.45. These ratios apply to the tract as a whole.
4. New landscape plants will be installed in a corridor averaging 100' wide between the southern terminus of Rexwoods Drive and the easternmost property line of the subject tract, generally running with the common property line of lots # 1 (PDN 0785.20-81-4583) and #2 (PIN 0785.20-81-4352) of the Rexwoods Office Center subdivision. The plants shall be installed prior to the receipt of a certificate of occupancy for lot #2 (PIN 0785.20-81-4352) and shall be distributed over the length of the corridor. Plants shall be installed in addition to any other applicable landscaping requirements of the City of Raleigh and shall include the following:
  - a. Nineteen (19) large deciduous canopy trees (ex. Red Maple). Trees to be 3 1/2" caliper, minimum 14' height at installation.
  - b. Forty-five (45) large screening evergreens (ex. Nellie Stevens Holly). Evergreens to be a minimum of 7' height at installation.