

1. **Z-5-17 – 1520 Blue Ridge Road**, southeast of the Wade Avenue and Blue Ridge Road interchange, being Wake County PIN 0784762711, approximately 4.66 acres rezoned to Office Mixed Use – 12 Stories – Urban Limited Frontage – Conditional Use (OX-12-UL-CU).

Conditions dated: July 3, 2017

1. Future development on the subject property is restricted as follows for the following three (3) land uses: Hotel room count is limited to no more than two-hundred and eighty-eight (288) rooms; or, Office use is limited to no more than seventy-five thousand square feet (75,000 SF) gross floor area; or, Retail/Shopping Center use is limited to no more than twenty-eight thousand square feet (28,000 SF) gross floor area. Gift shop and dining services that are integral to the hotel use are excluded from the retail restriction.
2. Prior to issuance of either a building permit for new development or recording of a subdivision plan for the subject property, the owner shall dedicate to the City of Raleigh a Transit Easement adjacent to Blue Ridge Road, with a dimension no greater than fifteen feet (15') by twenty feet (20'). The final dimensions and location of the Transit Easement shall be determined by the City of Raleigh.
3. Prior to the issuance of a certificate of occupancy for a new building on the site or the recording of a subdivision associated with the subject property, the property owner shall provide either a transit shelter or pay a comparable fee-in-lieu to the City of Raleigh for the cost of a standard specification transit shelter. In addition to the shelter, the property owner shall provide related signage, along with pavement for the shelter and other pavement associated with access to the transit vehicle in accord with standard City of Raleigh standard specification and detail.