

**ORDINANCE NO. (2018) 886 ZC 770**  
**Effective 10/16/18**

**Z-8-18 – Edwards Mill Road**, north side of Macon Pond Road, between its intersections with Edwards Mill Road and Blue Ridge Road, located at 2923 Edwards Mill Road, being Wake County PIN 795637844, approximately 27 acres rezoned to Office Mixed Use-12 Stories-Conditional Use (OX-12-CU).

Conditions dated: September 20, 2018

1. The following uses are prohibited on the subject property: Outdoor sports or entertainment facility ( $\leq 250$  seats); Outdoor sports or entertainment facility ( $> 250$  seats); and Detention center, jail, prison.
2. If the property is developed solely for office uses, total square footage for office uses shall not exceed 1,918,839. If the property is developed solely for residential purposes, the number of dwelling units shall not exceed 1,046. If the property is developed solely for office and retail uses, office square footage shall not exceed 1,583,228, and retail square footage shall not exceed 279,393. If the property is developed solely for office and residential uses, office square footage shall not exceed 1,050,464, and residential dwelling units shall not exceed 893. If the property is developed for office, retail, and residential uses, office square footage shall not exceed 898,661, retail square footage shall not exceed 299,555, and dwelling units shall not exceed 679. If the property is developed with no more than 30,000 square feet of retail and no more than 400 residential units, then office square footage shall not exceed 1,500,000 square feet.
3. Any site plan for new construction on the subject property shall meet the Parking Limited standards contained in UDO Section 3.4.5 with the exception of 3.4.5.D Height Limitations.