

2. **Z-14-20 – 0, 4225, 4229, 4237 Macon Pond Road**, southwest of its intersection with Edwards Mill Road, being Wake County PINs 0785534453, 0785533365, 0785532355, 0785531412. Approximately 4.32 acres are rezoned to Office Mixed Use - 5 stories - Conditional Use (OX-5-CU).

Conditions dated: September 28, 2020

1. The following uses will be prohibited:
 - a. Dormitory, sorority, or fraternity living
 - b. Boardinghouse
 - c. Outdoor sports or entertainment facilities
 - d. Hospitality house
 - e. Bed and breakfast
2. Office development shall not exceed 130,000 square feet, floor area gross.
3. Residential density shall not exceed 4 dwelling units per acre.
4. Retail and/or restaurant development shall not exceed 5,000 square feet floor area gross.
5. At the discretion of the City of Raleigh Department of Transportation, prior to issuance of a building permit the property owner shall dedicate a 15' x 20' transit easement along Edwards Mill Road and be responsible for constructing accompanying transit infrastructure. The transit infrastructure shall be constructed to the City of Raleigh standard details specified by the City of Raleigh Department of Transportation, and shall not exceed the following list of improvements:
 - Landing Pad
 - Transit Stop Pad
 - Sidewalk Connectivity
 - Trash Receptacle
 - Seating
 - Transit Shelter
6. Height shall be limited to 62 feet on the western side of the curved line shown on Exhibit A (the "Height Limit Line"), measured in accordance with City of Raleigh height requirements. On the eastern side of the Height Limit Line, height shall be limited to 75 feet. The Height Limit Line shall be that portion of the circumference of a circle located on the Property, such circle having the northwesternmost point of the Property as its center and the distance of four hundred eighty (480) feet as its radius.
7. All dumpster(s) shall be located at least two hundred fifty (250) feet from the centerline of Macon Pond Road.
8. In addition to required street trees along Macon Pond Road, prior to the issuance of any Certificate of Occupancy, supplemental evergreen plantings having a minimum height of 12 feet at the time of planting shall be installed a maximum of 10 feet apart along the face of any parking deck within 20 feet of Macon Pond Road.
9. Lighting atop any parking structure shall be full cutoff and such light poles shall not exceed 15 feet in height.



MACON POND
EXHIBIT A: ILLUSTRATIVE PLAN VIEW