

**Z-29-22 – 5107 Falls of Neuse Road; 1301, 1311 East Millbrook Road; 1300, 1304 Paddock Drive**, located northwest of the intersection of East Millbrook Road and Falls of Neuse Road, being Wake County PINs 1716349807, 1716441836, 1716451005, 1716358016, and 1716359046. Approximately 4.1 acres rezoned to Neighborhood Mixed Use-5 stories-Urban Limited-Conditional Use (NX-5-UL-CU).

Conditions dated: October 7, 2022

1. The following uses shall be prohibited: Outdoor sports or entertainment facility ( $\leq 250$  seats); detention center, jail, prison; vehicle fuel sales; vehicle sales/rental; vehicle repair; telecommunications  towers; and electronic sweepstakes.
2. Truck deliveries to the uses on the property shall only occur between the hours of 7:00 a.m. and 9:00 p.m., and shall be limited to Monday through Saturday, inclusive.
3. The hours of operation for any personal service, restaurant/bar and retail sales uses permitted on the property shall be no earlier than 6:00 a.m. and no later than 11:00 p.m.
4. Not more than 20,000 gross square feet of retail use, nor more than 175,000 gross square feet of office use, shall be permitted.
5. Buildings of four or more stories and having a facade within the required build-to along Paddock Drive shall have a minimum twelve (12)-foot setback at the fourth floor on the building face adjoining and approximately parallel to Paddock Drive.
6. Vehicles exiting the site onto Paddock Drive shall be restricted to a right turn motion.