

**Z-32-20 – 7100, 7104 Falls of Neuse Road; 7105, 7019 Harps Mill Road;** at the intersection of Falls of Neuse Road and Harps Mill Road at its northeast corner, being Wake County PINs 1717059939, 1717068089, 171760037, & 1717161131. Approximately 2.04 acres rezoned to Office Mixed Use-3 Stories-Parking Limited-Conditional Use (OX-3-PL-CU).

Conditions dated: November 5, 2020

1. The following uses, otherwise permitted in the OX zoning district, shall be prohibited on the subject property: Dormitory, Fraternity, Sorority, Major Utilities (all types); Day Care (all types); Eating establishment; Health Club; Sports Academy; Outdoor Recreation (all types); Overnight Lodging (all types); Parking facilities (all types); Heliport (all types); Detention Center, Jail, Prison; and Research and Development.
2. Total building area shall not exceed 15,000 square feet of gross floor area.
3. No building shall exceed two (2) stories in height.
4. The maximum height for any outdoor site lighting shall be 15 feet (15') above the finished grade. The maximum color temperature for any outdoor site lighting shall be 4,000 Kelvin.
5. The post-development stormwater discharge peak flow rate for the property shall not exceed pre-development peak flow rates for the 2, 10, 25, 50 and 100 year storms calculated for the entire parcel.
6. An area at least thirty feet (30') wide, if not used toward the Tree Conservation area requirement of UDO Section 9.1 shall be maintained as a landscaped buffer on the subject property adjacent to 7113 Harps Mill Road (Deed Book 8241, Page 2454) except that the first ten feet (10') from the common boundary line with the 7113 Harps Mill property toward the subject property is encumbered by a drainage easement and may continue to be used for such purposes. In the event a landscaped buffer is installed, the planting shall consist of at least four (4) shade trees per 100 linear feet; four (4) under-story trees per 100 linear feet and forty (40) shrubs per 100 linear feet.