

1. **Z-47-22 – 2924 Computer Drive**, located east of Barrett Drive, west of I-440, and North of Wake Towne Drive, being Wake County PIN 1705968769. Approximately 4.66 acres rezoned to Office Mixed Use-12 stories-Conditional Use (OX-12-CU) with Special Highway Overlay District-2 (SHOD-2).

Conditions dated: June 23, 2023

1. No building shall be more than 8 stories in height.
2. The following uses shall be prohibited: Outdoor sports or entertainment facility (≤ 250 seats); detention center, jail, prison.
3. Not more than 150,000 gross square feet of office use, nor more than 31,000 gross square feet of retail use, shall be permitted on the site.
4. Not less than 50% of one side of the frontage of any one new public right of way through the site, excluding any portion of such right of way located on a bridge, shall be occupied by a building facade located not more than 100' from such right of way boundary.
5. A maximum of 2 bays of parking with a single drive aisle is permitted between the building and the street.
6. At least one building entrance shall face any one new public right of way dedicated as part of development of the site. This requirement shall not be applicable to an existing street right of way that is widened as part of development of the site.
7. Development of the site shall include a minimum of two of the following green stormwater infrastructure (GSI) measures: bio-retention areas, permeable pavement systems, rainwater harvesting (cisterns), green roofs, and planter boxes. The GSI devices shall be sized to treat a minimum of 10,000 gallons of stormwater. Educational signage shall be included where GSI techniques are located and such locations shall be publicly accessible. Incorporation of GSI measures on site does not preclude the ability to use above-or below-ground stormwater management devices.
8. Not more than 366 dwelling units, nor more than 150,000 gross square feet of office use, nor more than 31,000 gross square feet of retail use shall be permitted within the area conditionally rezoned.
9. Except where any Tree Conservation Area or required stream buffer shall be located between any primary structure and the Southeast Boundary, a protective yard meeting the requirements of UDO Section 3.5.3 shall be provided along or parallel to such Southeast Boundary and between the Southeast Boundary and the primary building, provided that if a Type 1 protective yard is selected, a fence may be installed in lieu of a wall. The Southeast Boundary is that portion of the property boundary abutting the property having PIN 1715064401, deed recorded at Book 17328 Page 02383 of the Wake County Registry, and known as 841 Bankston Woods Way.