3. **Z-79-22 – 6119 Corporate Ridge Road and 0 Hillsborough Street,** located on the west end of Corporate Ridge Road, being Wake County PINs 0774527442, 0774528508. Approximately 4.05 acres rezoned to Commercial Mixed Use-12 stories-Conditional Use (CX-12-CU) with Special Highway Overlay District-2 (SHOD-2).

   Conditions dated: February 23, 2023

   1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; (v) Detention center, jail, prison; (vi) Vehicle repair (minor) and (vii) Vehicle repair (major).
   2. The following limits on development intensity for residential, office and retail uses shall apply on the property per each development scenario: for residential use only, development intensity shall not exceed 432 units; for office use only, development intensity shall not exceed 45,000 square feet; for retail use only, development intensity shall not exceed 50,000 square feet; for a combination of residential and retail uses, development intensity shall not exceed 355 dwelling units and 45,000 square feet of retail, respectively; for a combination of residential and office uses, development intensity shall not exceed 355 dwelling units and 45,000 square feet of office, respectively; and for a combination of residential, retail and office uses, development intensity shall not exceed 300 dwelling units, 50,000 square feet of retail and 34,000 square feet of office.
   3. A development on the subject property with PIN 0774528508, Deed Book 017900, Page 00887, shall provide a 50-foot protective yard at the western boundary adjacent to Interstate 40, and shall be established as tree conservation area in accordance with Article 9.1 Tree Conservation. If the protected yard is not accepted as Tree Conservation Area, the 50-foot protective yard shall be landscaped in accordance with UDO Sec. 5.3.1.F. (SHOD-1 Requirements)