ORDINANCE (2002) 264 ZC 521
Effective: 8/6/02

Z-26-02 South Bloodworth Street and East Cabarrus Street, southeast intersection, being Wake County PIN's 1703-86-8708, 1703-86-7782 and 1703-86-8607. Approximately .42 acre rezoned to Residential Business Conditional Use (the Downtown Residential Housing Overlay District is to remain).

Conditions dated: (7/24/02)

a) Parking as a primary use of the property will be prohibited.

b) That a minimum of fifty percent (50%) of all trees located within twenty feet (20') of the property boundaries will be preserved and protected (e.g., one foot radius protective yard provided outward from trunk for every inch of tree diameter breast height). (An inventory of the protected trees will be submitted within 60 days of approval of rezoning).

c) That site lighting will be directed downward and designed in such a way that the light source will not be visible from neighboring properties.

d) That all refuse containers and mechanical equipment will be fully screened from public view and the adjacent properties, and that screening will be of a design and materials compatible with those of the principal building.

e) That sidewalks and streetscape plantings will be provided in accordance with current standards and guidelines of the Downtown Streetscape Master Plan and Raleigh Downtown Urban Design guide upon redevelopment of any of the property and/or any major expansion upon the property which exceeds the current development by at least 50% of the existing structure on any particular lot.

f) Any reimbursement for required right-of-way dedication shall remain at the current R-20 value.

g) The buildings currently on the property will be remolded and will not be demolished and in the event of damage or destruction will be rebuilt with a structure "residential in character" as defined in Section 10-2002(b).