

Z-1-15 – West Hargett Street, north side, between South West Street and South Harrington Street and south side including all properties on the block bounded by West Hargett Street, South West Street, South Harrington Street, and West Martin Street, being Wake County PIN(s) 1703580296, 1703581004, 1703581165, 1703581357, 1703581503, 1703581586, 1703582304, and 1703582309, approximately 2.53 acres rezoned to Downtown Mixed Use-20 stories-Shopfront-Conditional Use (DX-20-SH-CU).

Conditions dated: August 5, 2015

1. Upon redevelopment of the property, no surface parking area shall be permitted.
2. This condition shall apply only to that portion of the property subject to the rezoning that is located within the City block bounded by South West Street to the west, West Martin Street to the south, South Harrington Street to the east and West Hargett Street to the north:
 - a. There shall be a minimum of three (3) street-facing entrances along South West Street, and any entrances used to satisfy this standard shall be no closer than twenty (20) feet to one another, but no more than two hundred (200) feet from one another. An outdoor pedestrian path connecting South West Street and South Harrington Street may be counted as a street-facing entrance in satisfaction of this condition.
 - b. There shall be a minimum of three (3) street-facing entrances along South Harrington Street, and any entrances used to satisfy this standard shall be no closer than twenty (20) feet to one another, but no more than two hundred (200) feet from one another. An outdoor pedestrian path connecting South Harrington Street and South West Street may be counted as a street-facing entrance in satisfaction of this condition.
3. This condition shall apply only to that portion of the property subject to the rezoning that is bounded by West Hargett Street to the south, South West Street to the west and South Harrington Street to the east:
 - a. There shall be a minimum of one (1) street-facing entrance along South West Street.
 - b. There shall be a minimum of one (1) street-facing entrance along South Harrington Street.
4. The building façade fronting along West Martin Street and that portion of the building façade fronting along South Harrington Street measuring at least ninety-five (95) feet from the corner of the existing building at the intersection of West Martin Street and South Harrington Street, inclusive of the “Dillon Supply Co. Steel and Pipe Products” sign, shall be incorporated into the building design for the new building fronting along West Martin Street. This condition shall not prevent the developer from inserting windows and doors in these building walls, and it shall not prevent the developer from inserting openings required by design needs and applicable codes and ordinances into these building walls.
5. For any building fronting along West Martin Street that is greater than five (5) stories and seventy-five (75) feet in height, whichever is less, there shall be a building setback of at least fifty (50) feet in depth as measured from the West

Martin Street public right-of-way. In all other respects the stepback shall comply with this UDO.

6. Within that city block bounded by West Martin Street, West Hargett Street, South West Street and South Harrington Street, the following height standards shall apply: (i) no less than sixty-five percent (65%) of the city block, as measured by the land area on which the building is constructed divided by the total land area of the block, shall be developed with a building nine (9) stories in height or less; (ii) any portion of a building greater than nine (9) stories in height shall be located at least two-hundred (200) feet from the West Hargett Street public right-of-way; and (iii) the maximum height of any building shall be seventeen (17) stories.
7. For that portion of the property subject to this rezoning located on the north side of West Hargett Street, the maximum building height is seven (7) stories.
8. EIFS shall be prohibited as a building siding material, and its use shall be limited to an accent material for cornice only.
9. Permitted building siding materials shall include brick, stone, concrete masonry, cementitious siding, hard coat stucco, wood, metal, and glass.
10. The principal use “bar, nightclub, tavern, lounge” as defined in UDO section 6.4.10.B shall be prohibited.
11. Loading areas and service areas shall be integrated within buildings and located on the property.
12. A building stepback shall be provided at the building corner located at the intersection of West Martin Street and South West Street. This building stepback shall be at least twenty-five (25) feet in depth as measured from the South West Street public right-of-way, and shall extend for a distance of at least fifty (50) feet along South West Street as measured from the West Martin Street public right-of-way. In all other respects the stepback shall comply with the UDO.