

Z-4-22 - 601, 611, 621 West South Street, located at the southwest quadrant of the intersection of West South Street and South Saunders Street, approximately 550 feet north of Western Boulevard, being Wake County PINs 1703462163, 1703460162, and 1703369133. Approximately 1.99 acres rezoned to Residential Mixed Use-3 stories-Conditional Use, Residential Mixed Use-4 stories-Urban Limited-Conditional Use, and Residential Mixed Use-7 stories-Urban Limited-Conditional Use, all with the Transit Overlay District (RX-3-CU w/TOD, RX-4-UL-CU w/TOD, RX-7-UL-CU w/TOD).

Conditions dated: June 8, 2022

1. The following uses are prohibited: dormitory, fraternity, sorority; boarding house; cemetery; and outdoor sports facility (>250 seats).
2. Any development on 601 W. South Street (Deed Book 017374, Page 02253) shall be limited in height to eighty-five feet (85') as reflected in Exhibit 1. Z-4-22
3. Any development on 611 W. South Street (Deed Book 16284, Page 02699) shall be limited in height to sixty feet (60') as reflected in Exhibit 1.
4. There shall be a minimum fifteen foot (15') building setback for any development on 611 W. South Street (Deed Book 16284, Page 02699) and 621 W. South Street (Deed Book 015343, Page 02106) as measured from the property lines of the following properties: 630 Dorothea Drive (Deed Book 18-E, Page 3351), 628 Dorothea Drive (Deed Book 018158, Page 00985), 626 Dorothea Drive (Deed Book 016691, Page 02141), 618 Dorothea Drive (Deed Book 018528, Page 01347), 616 Dorothea Drive (Deed Book 018785, Page 02305), 614 Dorothea Drive (Deed Book 018841, Page 01628), 612 Dorothea Drive (Deed Book 015026, Page 01207) and 610 Dorothea Drive (Deed Book 017951, Page 00630) as reflected in Exhibit 1.
5. The fourth story of any building constructed on 611 W. South Street (Deed Book 16284, Page 02699) shall have a stepback of a minimum of seven feet (7') as measured from the façade of the building facing the following properties: 618 Dorothea Drive (Deed Book 018528, Page 01347), 616 Dorothea Drive (Deed Book 018785, Page 02305), 614 Dorothea Drive (Deed Book 018841, Page 01628), 612 Dorothea Drive (Deed Book 015026, Page 01207) and 610 Dorothea Drive (Deed Book 017951, Page 00630) .
6. Prior to issuance of a certificate of occupancy in conjunction with new development on 611 W. South Street (Deed Book 16284, Page 02699) landscaping shall be installed on 611 W. South Street (Deed Book 017374, Page 02253) that complies with the planting plan contained in attached Exhibit 2.
7. The following materials shall be prohibited as primary building siding on facades: vinyl siding, fiberboard siding, pressure treated wood, terracotta, glass, metal, and synthetic stucco (EIFS); however, window frames, door frames, soffits, and miscellaneous trim may be constructed of wood, fiberglass, metal or vinyl.

EXHIBIT 1



