

## **ORDINANCE NO. (2020) 95 ZC 798**

**Z-5-20 - 1950 New Bern Avenue**, on the south side of New Bern Avenue at King Charles Road, approximately 0.25 miles east of Raleigh Boulevard, being Wake County PIN 1713680540, approximately 4.6 acres rezoned to Residential Mixed Use-4 Stories-Green-Conditional Use (RX-4-GR-CU).

Conditions dated:     May 5, 2020

1. The following uses shall be prohibited as principal uses on the property: Dormitories, fraternities, sororities; telecommunications towers; and outdoor sports or entertainment facilities.
2. An area having a width of 15 feet along the entire New Bern Avenue frontage of the property shall be landscaped with a minimum of 4 shade trees and 15 shrubs per 100 linear feet.
3. The existing gravesite located along the eastern edge of the property shall remain in its current location.
4. For a period of no less than 30 years after issuance of the first certificate of occupancy in connection with the property after the effective date of the ordinance adopting these conditions, a minimum of 80% of occupied dwelling units shall be occupied by at least one individual 55 years of age or older.
5. Prior to issuance of a demolition permit for the sanctuary building currently existing on the site, the applicant shall document the building in its original location through photographs (black and white and in color) and provide a copy of the documentation to the City of Raleigh Department of Planning, Historic Preservation.