

Z-9-22 - 0 West Davie Street, 327 West Davie Street, 320 West Davie Street, 0 West Cabarrus Street, located in the block bound by Cabarrus Street, Davie Street, Dawson Street, and West Street, being Wake County PINs 1703479371, 1703570424, 1703570356, 1703570284, 1703573207, 1703570190, 1703572039, and 1703572085. Approximately 4.85 acres rezoned to Downtown Mixed Use-20 stories-Shopfront-Conditional Use (DX-20-SH-CU).

Conditions dated: January 18, 2022

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX- district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.
2. Public facades of structured parking:
 - a. Any such façades of the parking structure shall have openings screened to prevent views into the structure except for perpendicular vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet.
 - b. Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
3. Parapet walls. On all levels where parking is provided adjacent to an exterior wall, all façades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.
4. Lighting within structured parking: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
 - a. Internal illumination shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to prevent such visibility.
 - b. Internal illumination shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.
 - c. Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of 15 feet from the exterior perimeter of the rooftop wall at a maximum mounted height of 12 feet above finished floor with cutoff light fixtures that have a maximum 90 degree illumination.

- d. Lighting levels measured at the property line of parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.
5. The existing building named as a contributing structure to the Depot National Register Historic District located at 327 W. Davie Street (PIN 1703573207, Deed Book 015090, Page 01349 in the Wake County Registry) that is depicted on Exhibit A and referred to as the Head House (the “Head House”) will be subject to the following standards:
 - a. The Head House shall be preserved, subject to condition 6. The remainder of the structures at this property may be removed.
 - b. Preservation of the Head House shall maintain the overall building form and massing, including preservation of exterior brick walls and associated masonry openings and repair and/or replacement of existing fenestration to maintain the existing appearance and window pattern. The construction of additional floors above the Head House shall be prohibited.
 - c. All exterior improvements to the Head House and visible from any right-of-way shall comprise similar materials to those found as part of other contributing structures of the Depot National Register Historic District.
6. In the event that the Head House is partially damaged or destroyed, by exercise of eminent domain, fire, accident, explosion, flood, lightning, wind, other calamity or natural cause, or any other unintentional cause to the extent of more than 50% of the replacement cost of the structure immediately prior to such damage, the following standards shall apply:
 - a. The entirety of the Head House may be removed from the property.
 - b. Structures replacing the Head House shall be constructed with similar materials as those found as part of other contributing structures of the Depot National Register Historic District.
 - c. The maximum height for replacement structures within the footprint of the Head House shall be five (5) stories.
7. Prior to issuance of a demolition permit for any building designated as contributing to the National Register of Historic Places, 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.
8. Upon development of the site involving a tier three administrative site review, a pedestrian access way connecting W. Davie Street to W. Cabarrus Street through the property located at 327 W. Davie Street shall be installed. The access way shall be open to the public, have an average minimum width of 30' and meet that standards contained in UDO Section 1.5.3.C. for an urban plaza.

THE DEPOT | EXISTING SITE PLAN WITH NOTES

Exhibit A

