

2. **Z-12-22 – 303 South Dawson Street**, located at the southeast corner of the intersection of its intersection with Martin Street, being Wake County PIN 1703578840. Approximately 0.84 acres rezoned to Downtown Mixed Use-40 stories-Shopfront-Conditional Use (DX-40-SH-CU).

Conditions dated: September 23, 2022

1. The following uses shall be prohibited on the property: dormitory, fraternity, sorority; pawnshop; detention center, jail, prison; self-service storage; vehicle repair; vehicle fuel sales; adult establishment.
2. The first story of any new building facades facing S. Dawson Street and W. Martin Street shall be faced with one or more of the following materials only: brick, stone, concrete, or other masonry, glass, metal, plaster, wood, and cementitious materials.
3. Solid, opaque, roll-down security gates shall be prohibited on any facade facing S. Dawson Street or W. Martin Street.
4. Any building having a stepback above the 2nd floor shall provide a horizontal architectural feature along the S. Dawson Street and W. Martin Street-facing facades at the top of the highest building story located below such stepback.
5. Public facades of structured parking: Parking structure facades adjacent to or facing S. Dawson Street or W. Martin Street, shall comply with the following: Screening elements shall 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 a parking structure where such elements are employed to complement the architectural character of any building on the site. 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 (4) square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
6. Lighting within parking structures: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
  - a. Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from S. Dawson Street, W. Martin Street, 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 minimize such visibility.
  - b. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.
7. One public art installation shall be located on the property and visible from the public right of way of S. Dawson Street or W. Martin Street. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area, and, if a three-dimensional installation, no less than 10 feet in height, not including any base or pedestal supporting such installation. If more than one public art installation is provided on the subject site, the applicant shall designate which art installation is the one required by this condition.