

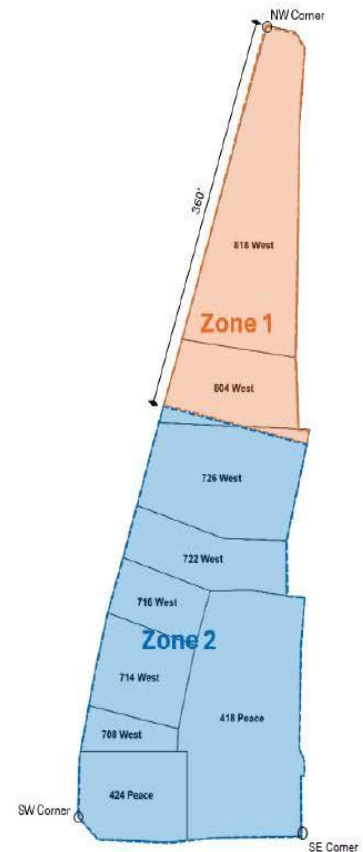
4. **Z-12-25 – 418, 424 West Peace Street; 708, 714, 716, 722, 726, 804, 818 North West Street**, located on the northwest corner of West Peace Street and North West Street, being Wake County PINs 1704523204, 1704524340, 1704523300, 1704523326, 1704523443, 1704523448, 1704524524, 1704524633, and 1704524754. Approximately 2.6 acres rezoned to Downtown Mixed Use-30 stories-Urban General-Conditional Use (DX-30-UG-CU).

Conditions dated: April 30, 2025

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; (ii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.
2. The maximum height of buildings constructed on the property shall be restricted as shown on the attached Zoning Condition Exhibit A.
3. There shall be no on-site surface parking between any building and the eastern boundary of the site.
4. The first Tier 3 Site Plan submitted for development of the subject property shall include a Pedestrian Passage, as specified in UDO Section 8.5.8.B, to connect the site to the Smoky Hollow Park property east of the site, with said connection subject to approval by the City of Raleigh.
5. Upon development of the subject properties under a Tier 3 Site Plan, there shall be a minimum 2500 sq ft of outdoor amenity area meeting the urban plaza standards contained in UDO Section 1.5.3.C situated along Peace Street and/or along the eastern boundary of the site.
6. A maximum of 500,000 gross square feet of an Office Use under UDO Section 6.4.4 shall be permitted.
7. Prior to the issuance of zoning approval for UDO compliance as it pertains to the building permit review process for a plan that will result in at least 200 dwelling units, the Developer shall contribute \$200,000 to the city's affordable housing fund. Prior to scheduling the building final inspection for the 200th dwelling unit, the Developer shall contribute an additional \$200,000 to the city's affordable housing fund. Prior to scheduling the building final inspection for the 500th dwelling unit, the Developer shall contribute an additional \$800,000 to the city's affordable housing fund. A promissory note is required to secure the above payment obligations prior to the issuance of zoning approval for UDO compliance as it pertains to the SPR review process for a plan containing a payment obligation triggering unit.
8. On the westernmost facing façade of the building(s), glass surfaces (glazing) shall be limited to no more than 75% of the surface area of the façade with said glazing to have a reflectance value of no more than 20% as specified by the manufacturer and approved by the city prior to installation.
9. As measured orthogonally to the wall planes between separate buildings, floors 13-20 shall be separated by a minimum of 50' and floors 21-27 shall be separated by a minimum of 75'.

Zoning Condition
Exhibit A

- Building Height shall be limited based on two zones: Zone 1 and Zone 2 as shown on the adjoining map and as described below.
- The delineation between Zone 1 and Zone 2 shall be defined as a line originating on the current West Street right-of-way boundary 360 feet from the northwestern-most corner of the 818 West Street parcel, shown as NW Corner on the adjoining map, and extending across the site perpendicular to the West Street right-of-way.
- Zone 1 area shall be limited in height to the lower of the following:
 - 24 stories; or
 - If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be West Street, then the Building Height shall not exceed 240 feet. If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be Peace Street, then this Building Height limitation shall be increased by 20 feet.
- Zone 2 area shall be limited in height to the lower of the following:
 - 27 stories; or
 - If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be West Street, then the Building Height shall not exceed 360 feet. If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be Peace Street, then this Building Height limitation shall be increased by 20 feet.
- Subject to the same aforementioned height adjustment based on the Primary Street determination, the following additional height restrictions shall also apply to Zone 1 and Zone 2:
 - Building Height shall not exceed 200' within 15' of the West Street right-of-way boundary and shall not exceed 240' within 30' of the West Street right-of-way boundary.



Section 2. That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinances which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

Section 4. This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council.

Section 5. That this ordinance shall become effective as indicated below.

Adopted: October 7, 2025

Effective: October 12, 2025

Distribution: Planning and Development
Inspections
City Attorney

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Exhibit A

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- Zone 1 area shall be limited in height to the lower of the following:
 - 24 stories; or
 - If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be West Street, then the Building Height shall not exceed 240 feet. If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be Peace Street, then this Building Height limitation shall be increased by 20 feet.
- Zone 2 area shall be limited in height to the lower of the following:
 - 27 stories; or
 - If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be West Street, then the Building Height shall not exceed 360 feet. If the Primary Street for the purpose of measuring Building Height under the UDO is determined to be Peace Street, then this Building Height limitation shall be increased by 20 feet.
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