

Z-14-21 – 130 West Hargett Street and 119 South Harrington Street, located on the northwest corner of the intersection of Hargett Street and Harrington Street, one block west of the Raleigh Municipal Building, being Wake County PINs 1703583553 & 1703583653. Approximately 0.5 acres rezoned to Downtown Mixed Use-40 stories-Shopfront-Conditional Use (DX-40-SH-CU).

Conditions dated: June 8, 2021

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) Adult establishment; (ii) Detention center, jail, prison; (iii) Light Manufacturing; (iv) Vehicle repair (minor); and (v) Vehicle repair (major).
2. Public facades of structured parking: Parking structure facades adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street shall comply with the following: 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. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
3. 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 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 minimize such visibility.
 - b. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.
 - c. Lighting levels measured at the property line of privately-owned parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.