

2. **Z-15-22 – 501 Washington Street**, located on the south side of Washington Street, adjacent to the railroad, approximately 550 feet east of Glenwood Avenue and Fred Fletcher Park, being Wake County PIN 1704533419. Approximately 1.5 acres rezoned to Neighborhood Mixed Use-3 stories-Conditional Use (NX-3-CU).

Conditions dated: October 6, 2022

1. All principle uses permitted in the R-10 zoning district shall be allowed on the Subject Property.
2. Only the following principle uses permitted in the Neighborhood Mixed Use (NX) zoning district shall be allowed on the subject property and such uses shall be limited to the area on the Subject Property comprising the footprint of the existing building shown on Exhibit A (labeled EX BUILDING): day care center, medical, office, retail sales, indoor recreation and eating establishment.
3. Food trucks shall be limited to no more than two and only be permitted on the Subject Property in conjunction with an event on site.
4. During any calendar year, there shall be no more than six (6) outdoor events. Hours of operation for all outdoor principal and accessory uses shall end no later than 9 p.m.
5. Indoor events held on Friday or Saturday shall end by 12 a.m.
6. Indoor events shall end by 10 p.m. Sunday-Thursday. Notwithstanding the foregoing, there can be up to 30 indoor events during any calendar year that end at 11 p.m. Sunday-Thursday. Events ending at 11 p.m. Sunday-Thursday are limited to one per week. The number of guests or attendees shall not exceed 75 for all indoor events held Sunday-Thursday.
7. Any additional pole mounted lighting installed on the Subject Property shall be full cut-off and limited to no more than twelve (12') feet in height.
8. Property owner shall keep written records of all indoor and outdoor events held on the premises as allowed by conditions 4, 5 and 6. Such written records shall include, but not be limited to, the following information: date, hours (start to finish), location (indoor/outdoor or both), total occupants and description of the event. Property owner shall make these records available for review and inspection by Planning and Development staff upon request.

