

4. **Z-17-22 - 401, 409, 411, 415 Hillsborough Street; 7, 17 South West Street**, being the block bounded by Hillsborough Street, South Harrington Street, West Morgan Street, and South West Street, being Wake County PINs 1703592007, 1703591144, 1703591124, 1703590185, 1703591008, 1703590072. Approximately 0.99 acres rezoned to Downtown Mixed Use-40 Stories-Shopfront frontage with zoning conditions (DX-40-SH-CU).

Conditions dated: August 31, 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) Adult establishment; (ii) Detention center, jail, prison; (iii) Vehicle repair (minor); (iv) Vehicle repair (major); (v) Vehicle fuel sales; and (vi) Pawnshop.
2. One public art installation shall be located on the property and visible from the Hillsborough Street right-of-way, the S. Harrington Street right-of-way, the W. Morgan Street right-of-way, or the S. West Street right-of-way. The Raleigh Arts Commission through its Public Art and Design Board shall be consulted on the scope of the public art project. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area. If the required installation is three-dimensional, it shall be of appropriate scale for the site and no less than ten feet (10') in height or no less than ten feet (10') in width, 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. The public art installation shall have received permitting or City approval (if required) prior to the issuance of a Certificate of Occupancy for any new Principal structure.