

Z-23-20 – 220 East Morgan Street, located in the southwest quadrant of the East Morgan Street and South Person Street intersection, being Wake County PIN 1703881970. Approximately 0.95 acres rezoned to Downtown Mixed Use-40 stories-Urban General-Conditional Use (DX-40-UG-CU).

Conditions dated: August 28, 2020

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; and adult establishment.
2. No structure shall exceed 30 stories in height, except that height encroachments otherwise permitted may exceed such height.
3. Not more than 150,000 gross square feet of office use shall be permitted on the site.
4. Building facades shall be constructed from one or more of the following materials: glass, concrete and/or clay brick, masonry, cementitious stucco, native and masonry stone, natural wood, precast concrete, and metal panels and/or trim. The following building materials shall be prohibited in such areas: vinyl siding, fiberboard siding, pressure treated wood, and synthetic stucco (EIFS). Window frames, door frames, soffits, or miscellaneous trim may be constructed of wood, fiberglass, or metal.
5. In addition to the standards for screening set forth in the UDO, any structured parking shall meet the following standards on the side adjacent to E. Morgan Street: a minimum of 50% of the vertical surfaces shall have an opaque screen. Such screening shall be designed to minimize light spillage through solutions, including but not limited to, screen walls, screening devices, and spandrel glass.
6. Lighting within any structured parking shall be designed to reduce light spillage outside the parking structure according to the following: internal illumination 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 prevent such visibility. Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of 15 feet from the exterior perimeter of the rooftop wall at a maximum mounted height of 12 feet above finished floor with cutoff light fixtures that have a maximum 90 degree illumination.