

ORDINANCE NO. (2024) 597 ZC 873

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That Part 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

- 2. Z-26-23 – 301 Glenwood Avenue, 617 West North Street, 612 West Lane Street,** located on a portion of the block bounded by Glenwood Avenue, Boylan Avenue, North Street, and Lane Street, being Wake County PINs 1704403696, 1704401792, and 1704403661. Approximately 1.69 acres rezoned to Downtown Mixed Use-20 stories-Urban Limited frontage-Conditional Use (DX-20-UL-CU).

Conditions dated: January 12, 2024

1. The following uses shall be prohibited on the property; Dormitory, fraternity, sorority; pawnshop; detention center, jail, prison; self-service storage; vehicle fuel sales; adult establishment; and hostel.
2. If requested by the City of Raleigh, prior to, or as a part of, any subdivision or site plan for development of any portion of the property, the owner shall dedicate to the City an easement sufficient to accommodate a bikeshare station of up to 8 docks.
3. One public art installation shall be located on the site and visible from a public right of way. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area, and, if a three-dimensional installation, no less than 10 feet in height, not including any base or pedestal supporting such installation. If more than one public art installation is provided on the site, the applicant shall designate which art installation is the one required by this condition.
4. Not less than 80% of the Glenwood Avenue frontage shall be occupied by a building facade located not more than 15' from the right of way boundary.
5. A fee of \$400 per dwelling unit shown on an approved site plan, but not less than \$100,000, shall be placed in a fund designated for the City's affordable housing programs prior to the issuance of the first certificate of occupancy for a new building on the property.