

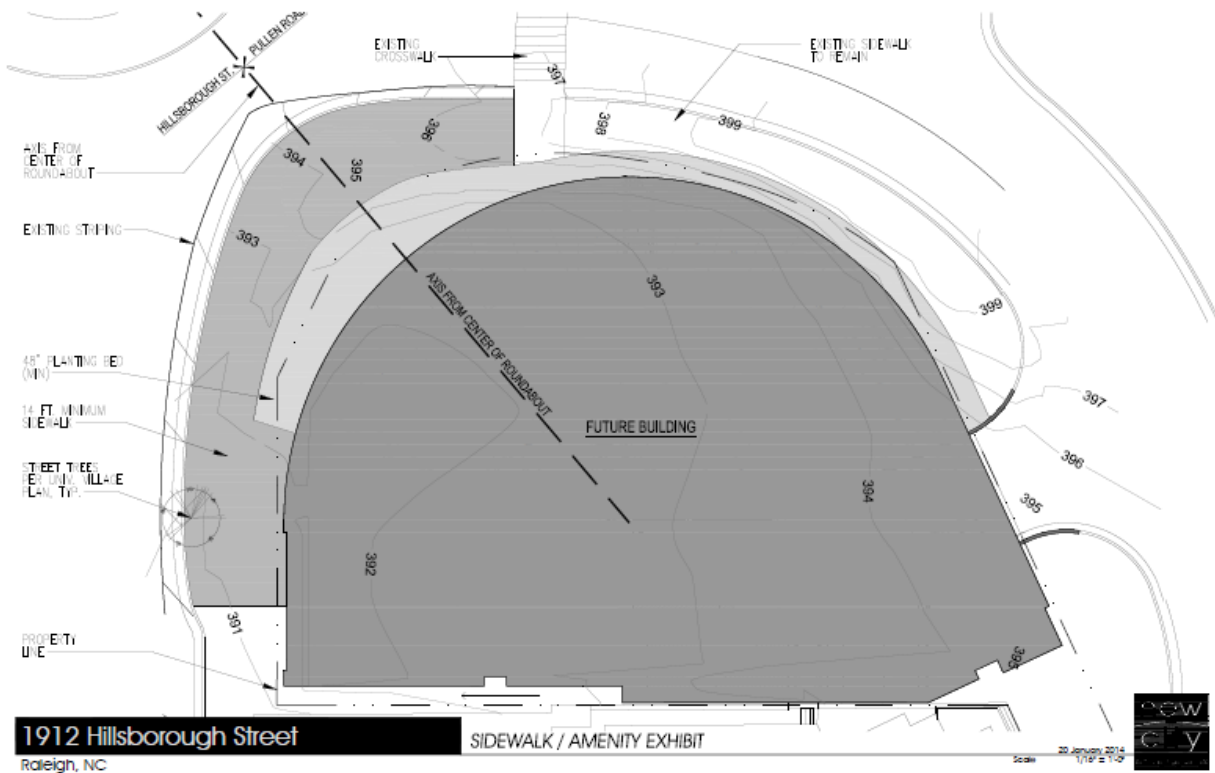
Z-31-14 – Hillsborough Street, Conditional Use located on the north side, at its intersection with Pullen Road, being Wake County PIN 1704013300. Approximately 0.54 acre is requested by the Board of Trustees of the Endowment Fund of North Carolina State University to be rezoned from Neighborhood Business and Office & Institution-1 with Pedestrian Business Overlay District and Special Residential Parking Overlay District (NB & O&I-1 w/PBOD & SRPOD) to Commercial Mixed Use-5 stories-Conditional Use with Special Residential Parking Overlay District (CX-5-CU w/SRPOD).

Conditions Dated- 01-30-2015

Narrative of Zoning Conditions being requested:

1. The following uses shall be prohibited: dormitory, fraternity, sorority; emergency shelter - all types; college, community college, university; adult establishment; outdoor recreation - all types; hospitality house; passenger terminal - all types; bar, nightclub, tavern, lounge; food truck; pawn shop; vehicle sales/rental - all types; detention center, jail, prison; light manufacturing - all types; research and development - all types; self-service storage - all types; vehicle service - all types; vehicle repair (minor), vehicular fuel sales, vehicle parts/accessories; and drive-in/drive through facilities.
2. The total amount of floor area gross for personal service, restaurant, and retail sales uses shall not exceed 6,000 square feet. Prior to recordation of a subdivision plat for the property or the issuance of a building permit, whichever shall first occur, the owner of the property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates the allowable floor area gross for personal service, restaurant, and retail sales uses upon the property to all lots of record comprising the property. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of the restrictive covenant, and such restrictive covenant shall be recorded within 45 days following its approval by City officials. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee.
3. The maximum height of any building located on the subject property situated north of Pullen Road shall be three stories and 50 feet. A commercial parking lot shall be the only allowable use on the subject property situated north of Pullen Road.
4. No dwelling unit shall contain four (4) bedrooms.
5. The building facades will be constructed from one or more of the following materials: glass, concrete and/or clay brick masonry, cementitious stucco, cementitious siding, including lap and panel products, native and masonry stone, natural wood, precast concrete, metal panels and/or trim. The following building siding materials shall be prohibited in such areas: vinyl siding, fiberboard siding, pressure treated wood, synthetic stucco (EIFS); however, EIFS shall be permitted for applications such as roof cornices, header details or banding elements. Window frames, door frames, soffits, and miscellaneous trim may be constructed of wood, fiberglass, metal or vinyl.
6. As a supplement to the University Village Streetscape and Parking Plan, the following elements will be incorporated into development of the subject property situated south of Pullen Road per the attached exhibit (entitled Sidewalk/Amenity Exhibit): (a) a sidewalk with a minimum width of fourteen feet (14') shall be installed from the east property line along Hillsborough Street to the crosswalk at Pullen Road, and (b) the existing black fence adjacent to the roundabout shall be relocated to the new curb line upon approval of an encroachment by the

City of Raleigh and North Carolina Department of Transportation.



7. Those portions of any building situated south of Pullen Road without a ground level active use shall contain the following at the ground level: (a) cast concrete accents and brick matching the existing brick wall along the sidewalk, and the existing brick wall shall be removed, (b) decorative metal screening compatible with the existing-black fence, which runs along the curb line, or a green screen covering any opening other than those openings for egress and ingress, and (c) a planted area between the building and the sidewalk with a minimum width of forty-eight inches (48") with 50% of the area planted containing a minimum of one evergreen shrub, two foot (2') minimum installed height placed at ten linear feet (10') spacing maximum and one deciduous tree, 1.5" caliper minimum installed size and six foot (6') minimum installed height placed at 50 linear feet spacing maximum.