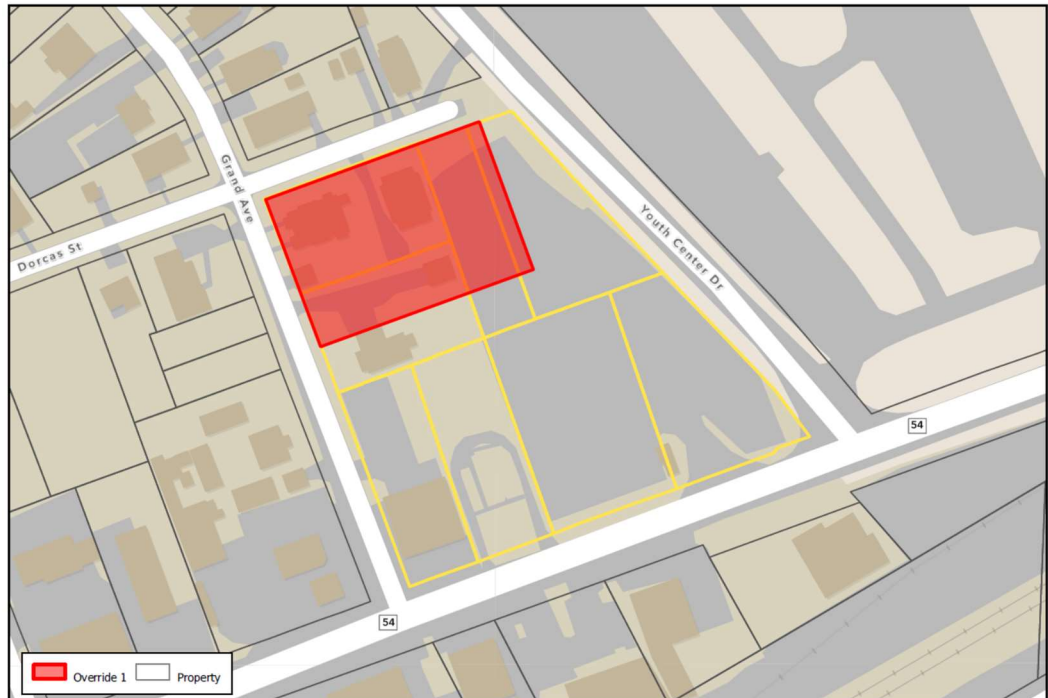


2. **Z-34-22 – 5200, 5204, 5210, and 5212 Hillsborough Street; 5203 and 5205 Dorcas Street; 108 and 114 Grand Avenue**, being Wake County PINs 784439213, 784438203, 784437117, and 784436145; 784437389 and 784437326; and 784436239 and 784435399. Approximately 3.05 acres rezoned to Neighborhood Mixed Use -Five Stories-Urban Limited-Conditional Use (NX-5-UL-CU).

Conditions dated: November 23, 2022

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the NX- district shall be prohibited: (i) Outdoor sports and entertainment facility (>250 seats); (ii) Shopping Center; (iii) Vehicle Fuel Sales; (iv) Vehicle Sales/Rental; (v) Detention center, jail, prison; (vi) Vehicle repair (minor)
2. Nonresidential uses shall be only be permitted within 120' of the Hillsborough Street right-of-way.
3. Nonresidential uses, cumulative, shall not exceed 60,000 square feet. Of the maximum allowable 60,000 square feet of nonresidential uses, the Retail Sales, Indoor Recreation, Personal Service, and Restaurant/Bar uses shall not exceed 25,000 square feet.
4. Drive-thru or drive-in facilities shall be prohibited.
5. From the northwest point of Lot 69 as shown in Book of Maps 1920, Page 243, Wake County Registry, and extending 150' along Grand Avenue and extending 220' along Dorcas Street, prior to any required right-of-way dedication along either Grand Avenue or Dorcas Street, building height shall not exceed fifty-five feet (55') as measured from average pre-development grade along the Dorcas Street right-of-way boundary for that 220' to which this Condition applies, as shown on the attached Exhibit A. Within this area, habitable space shall not exceed fifty feet (50') in height. This Condition shall not act as a prohibition on allowable height encroachments as further defined and regulated in UDO Section 1.5.7.D.
6. For that property not subject to Condition 5 herein, building height shall not exceed seventy feet (70') in height. This Condition shall not act as a prohibition on allowable height encroachments as further defined and regulated in UDO Section 1.5.7.D.
7. Permitted building siding materials shall be limited to any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and glass.
8. Developer shall provide vehicular ingress and egress along the Youth Center Drive right-of-way, subject to NCDOT and City of Raleigh approval. If Developer is permitted to construct a driveway along the Youth Center Drive right-of-way, then vehicular access to Dorcas Street and Grand Avenue shall be prohibited, unless otherwise required by NCDOT or the City of Raleigh.
9. The peak stormwater runoff leaving any site for the one-year, two-year, ten-year and twenty-five-year 24-hour storms shall be no greater at every point of discharge for post-development conditions than pre-development conditions.



Z-34-22 - Exhibit A

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