

- 3. Z-46-23 – 301, 303, North Boylan Avenue, and 710 West Lane Street**, located at the intersection of North Boylan Avenue and West Lane Street, being Wake County PINs 1704400509, 1704400605, and 1704309632. Approximately 0.39 acre rezoned to Office Mixed Use-12 stories-Urban Limited Frontage-Conditional Use (OX-12-UL-CU)

Conditions dated: April 11, 2024

1. The following Principal Uses listed in UDO Section 6.1.4 that are permitted, limited or special uses in the OX- District shall be prohibited: (i) dormitory, fraternity, sorority; (ii) cemetery; (iii) detention center, jail, prison; and (iv) hostel.
2. No building constructed on the property shall be greater than ten (10) stories in height.
3. In lieu of dedicating affordable units, a voluntary contribution of \$80,000 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.

**Section 2.** That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

**Section 3.** If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinances which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

**Section 4.** This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council.

**Section 5.** That this ordinance shall become effective as indicated below.

**Adopted:** May 7, 2024

**Effective:** May 12, 2024

**Distribution:** Planning and Development  
Inspections  
City Attorney  
Transcription Services - Taylor