

2. **Z-55-22 – 701, 719, 723, 727, 733 & 741 West Johnson Street; 512 and 522 St. Marys Street**, located on the south side of Johnson Street, between St. Marys Street and Boylan Avenue, being Wake County PINs 1704316550, 1704316612, 1704410620, 1704319640, 1704318691, 1704318641, 1704318601, and 1704317643. Approximately 2 acres rezoned to Commercial Mixed Use-12 stories-Urban Limited-Conditional use (CX-12-UL-CU).

Conditions dated: March 27, 2023

1. In addition to those otherwise prohibited by the UDO, the following uses as defined in UDO Article 6 are prohibited: adult establishment, cemetery, golf course, hospitality house, shopping center, vehicle sales/rental, vehicle fuel sales, light manufacturing, detention center, jail, prison, vehicle service, check cashing and payday loan facilities, taxidermists, wedding chapels, and self-service storage.
2. Building height shall not exceed 10 stories and one-hundred and thirty (130') feet.
3. The following materials are prohibited on exterior façades facing St. Mary's Street or West Johnson Street: EIFS, hardy panel, and vinyl siding.
4. If a Mixed Use streetscape type is selected for the St. Mary's Street frontage, the sum of the sidewalk and planting area shall equal a minimum of fifteen (15') feet.
5. If residential units are constructed, a minimum of .5 parking spaces per residential unit shall be provided.
6. Any plan submitted for administrative site review shall include, subject to approval by the City of Raleigh, a crosswalk on the southern side of West Johnson Street across St. Mary's Street.
7. A minimum of two (2) Dog Waste Stations shall be provided on the property.
8. Any plan submitted for administrative site review shall include a protected bicycle travel lane at least five (5') feet wide within the West Johnson Street right-of-way that is otherwise required by the UDO or the Raleigh Street Design Manual, subject to approval by the City of Raleigh.
9. Within one hundred-fifty (150') feet of the western property line abutting St. Mary's Street, the following additional restrictions shall apply:
  - a. Building height shall not exceed five (5) stories and seventy-two (72') feet;
  - b. Where a parking structure façade is adjacent to St. Mary's Street or West Johnson Street, all stories of the structured parking shall have active uses located between the parking structure and any public sidewalk on St. Mary's Street and West Johnson Street;
  - c. Any Bar, Nightclub, Tavern, or Lounge, as defined in § 6.4.10.B of the UDO, including but not limited to hookah cafes, saloons, and speakeasys, not already in operation as of the effective date of this ordinance, and that has not been discontinued, vacated, or abandoned for a period of 365 consecutive days or more, shall be subject to the following:
    - i. No live performances, no dance floor, and no outdoor seating.
    - ii. Hours of operation can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.