

Z-56-21 – 2016 Cameron Street (portion), on its north side, being the portion of the parcel at the corner of Smallwood Drive and Woodburn Road, being a portion of Wake County PIN 1704035117. Approximately 1.11 acres rezoned to Commercial Mixed Use-7 Stories-Urban Limited-Conditional Use (CX-7-UL-CU).

Conditions dated: December 20, 2021

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX-District shall be prohibited: (i) cemetery; (ii) adult establishment; (iii) detention center, jail, prison; and (iv) vehicle repair (minor and major).
2. Public façades of Structured Parking: When a parking structure façade is adjacent to or facing any public park or plaza, public right-of-way, public sidewalk, or private street, façades shall comply with the following:
 - a. Any such façades of the parking structure shall have openings screened to prevent views into the structure except for perpendicular vehicular ingress and egress openings at a maximum width of 30 feet and pedestrian access openings at a maximum width of eight feet.
 - b. Screening elements shall be designed in a structurally sound manner and have a gap of no more than 18 inches from the frame of the screening element to the wall opening. Alternative decorative elements which provide an equivalent level of screening may be allowed in an accessory parking structure where such elements are employed to match the architectural character of the main building. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
3. Parapet walls. On all levels where parking is provided adjacent to an exterior wall, all façades shall have exterior opaque walls a minimum height of 42 inches above any finished grade and any finished floor.
4. Lighting of parking structures: Lighting shall be designed to reduce light spillage outside the parking structure according to the following:
 - a. Internal illumination of parking structures shall be screened so that internal light sources shall not be visible from the adjacent public right-of-way or adjacent parcels. Light fixtures directly visible from the exterior of a parking structure shall be directed internally upward or shall contain shielded fixtures to minimize such visibility.
 - b. Internal illumination of parking structures shall conform to the standards of UDO Section 7.4.7. Vehicular Canopies.
 - c. Rooftop lighting shall be located at an elevation height less than the top of the nearest exterior perimeter rooftop wall; or shall be setback a minimum of 15 feet from the exterior perimeter of the rooftop wall at a maximum mounted height of 12 feet above finished floor with cutoff light fixtures that have a maximum 90 degree illumination.

- d. Lighting levels measured at the property line of privately-owned parcels adjacent to the structured parking deck shall not be greater than 0.5 footcandles.