

**Z-60-20 - 1217, 1215, 1213, 1209, 1205, 1201, and 1123 Lake Wheeler Road; 1008 and 1009 Hammell Drive; 1048, 1040, 1036, 1030, 1018, and 1022 South Saunders Street**, being Wake County PINs 1703347242, 1703345483, 1703346585, 1703441629, 1703348676, 1703343287, 1703349179, 1703440428, 1703440642, 1703348546, 1703349192, 1703349257, 1703346551, 1703344394, 1703349335, 1703346427. Approximately 7.52 acres rezoned to Commercial Mixed Use - 20 stories - Urban Limited - Conditional Use (CX-20-UL-CU).

Conditions dated: September 9, 2021

1. For all areas within 100 feet of Lake Wheeler Road southern right of way line and located southwest of its intersection with Hammell Drive, only residential, overnight lodging, and parking uses shall be permitted principal uses on any story above the ground floor.
2. The following uses shall not be permitted principal uses on the property: adult uses; detention center, jail, or prison; and self-service storage.
3. Not more than 1,200 dwelling units, nor more than 600,000 square feet of gross office use, nor more than 60,000 square feet of gross retail use shall be permitted within the area conditionally rezoned.
4. No certificate of occupancy shall be issued for any structure that would result in more than 500,000 square feet of cumulative new construction on the subject site after the effective date of these conditions, except where any approved site plan for development of any portion of the property has provided for a location on the property or adjacent right-of-way to accommodate a City bikeshare station with no fewer than 8 docks, which shall be installed by the property owner, subject to approval of an encroachment agreement for such work by the City of Raleigh.
5. One public art installation shall be located at least partly within 500 feet of the intersection of Lake Wheeler Road and Hammell Drive and visible from the public right of way or other publicly accessible outdoor area. If the required installation consists of a mural, it shall be no smaller than 120 square feet in area, and, if a three-dimensional installation, no less than 10 feet in height, not including any base or pedestal supporting such installation. If more than one public art installation is provided on the subject site, the owner shall designate which such installation is that required by this condition.
6. Public facades of structured parking: Parking structure facades shall comply with the following: Screening elements shall 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 a parking structure where such elements are employed to complement the architectural character of any building on the site. Mesh or decorative panels, louvers, green walls, tinted or sandblasted opaque spandrel glass, or similar screening elements shall be used. Where mesh or other materials containing openings is used in conjunction with the screening frame, no individual opening shall exceed four (4) square inches. Chain link fencing and similar screening elements shall be prohibited as an allowable mesh or similar screening element.
7. Lighting within 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 public rights of way or adjacent parcels outside the property governed by these conditions. 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.