

**Z-64-20 – 608, 610, 612 Johnson Street and 603, 605, 607, 609 Glenwood Avenue**, in the block northeast of the Johnson Street and Glenwood Ave intersection, consisting of Wake County PIN 1704415739, 1704401736, 1704415804, 1704413768, 170441990, 1704413718, 1704415742. Approximately 1.41 acres rezoned to Downtown Mixed Use - 12 stories - Urban General - Conditional Use (DX-12-UG-CU).

Conditions dated: April 15, 2021

1. The following uses shall not be permitted as principal uses on the property: pawn shop; detention center, jail, prison; self-service storage.
2. A maximum of 150,000 gross square feet of office space shall be provided.
3. Along the Glenwood Avenue frontage, the minimum building width within the area between zero and 15 feet from the right of way shall be 80%.
4. Prior to issuance of a building permit, the property owner shall provide the City with rights over an area measuring no more than eight feet in width along the property's frontage along Johnson Street to accommodate a bicycle facility. The property owner can grant the City rights over this area through either of the following means, in the property owner's discretion (i) dedicate public right-of-way, or (ii) record a deed of easement to the City. The ultimate width of the additional right-of-way or easement area shall be coordinated with the City's Department of Transportation, but this condition shall not require an area more than eight feet in width as measured perpendicular to the centerline of Johnson Street, nor more than 25 feet in length, as measured parallel to the centerline of Johnson Street. The rights granted by the property owner to the City shall include, at a minimum, the right of the City to use the area for public sidewalk purposes or bicycle facility purposes.
5. Any entry or exit to a parking area on the site shall be accessed only from Johnson Street.