

- 2. Z-65-22 – 618, 630 Hillsborough Street; 10, 14, 16 North Boylan Avenue; 607, 615 Willard Place**, located east of North Boylan Avenue, bounded by Willard Place and Hillsborough Street, being Wake County PINs 1703492349, 1703491348, 1703491457, 1703491572, 1703491672, 1703492660, 1703493528. Approximately 2.04 acres rezoned to Downtown Mixed Use-20 stories-Shopfront-Conditional Use (DX-20-SH-CU).

Conditions dated: January 6, 2023

1. In addition to those otherwise prohibited by the UDO, the following uses are prohibited: adult establishment, cemetery, pawnshop, vehicle fuel sales, detention center, vehicle service, and self-service storage.
2. In addition to all other statutory and UDO requirements, a certificate of appropriateness application for the relocation of the existing house located at 16 N Boylan Ave, PIN 1703491672, Deed Book 8080, Page 873 (“Elmwood”) to another site within the City of Raleigh’s planning jurisdiction shall be filed with the Raleigh Historic Development Commission (“RHDC”) prior to the approval of a site plan for the first phase of development that impacts Elmwood.
3. If Elmwood in its current location is damaged or destroyed, by exercise of eminent domain, fire, accident, explosion, flood, lightning, wind, other calamity or natural cause, or any other unintentional cause by any party to the extent of more than 50% of the replacement cost of the structure immediately prior to such damage, the applicant, or its successors or assigns, (“Applicant”) will provide Public Notice of an offer for salvage of Elmwood that shall be issued and held open for 90 days . The term “Public Notice” means one notice published in a newspaper having general circulation, and notice on a publicly-accessible website, and notice posted on a sign of at least 18” x 24” on the relevant site. The notice shall also be sent to Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office. If damaged in the manner and to the extent described in this Condition, the remains of Elmwood may be removed from the property subject to state and local regulations.
4. Prior to any excavation of the Elmwood parcel (16 N Boylan Ave, PIN 1703491672, Deed Book 8080, Page 873), an archeological assessment shall be conducted on any part of Elmwood parcel planned to be disturbed and its findings reported to the City of Raleigh Planning Department.
5. Prior to submittal of the first building permit for development impacting 618 Hillsborough St, PIN 1703492349, Deed Book 2790, Page 13 (the “Char-Grill Parcel”), photographs, dimensional measurements, or other similar documentation of the structure containing the Char-Grill restaurant shall be made prior to any demolition on the Char-Grill Parcel and provided to the State Archives of North Carolina.
6. For 180 days after the rezoning is approved, owner shall allow any non-profit entity, individual or for-profit entity to relocate to another site or salvage any parts of the three existing houses located at 14 N Boylan Ave, PIN 1703491572, Deed Book 19024, Page 1519; 615 Willard Pl, PIN 1703492660, Deed Book 19024, Page 1519; 607 Willard Pl, PIN 1703493528, Deed Book 19024, Page 1519 (the “TR Ashe Houses”). No site plan for the first phase of development that impacts the TR Ashe

Houses shall be approved until this 180-day offer has expired. Applicant will provide Public Notice of the offer for relocation or salvage and will send the notice to Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office within 30 days after the rezoning is approved.

7. The following materials are prohibited on street-facing exterior façades: EIFS and vinyl. This shall not apply to windows, soffits, and trim.