

**Z-70-20 – 314 Martin Luther King, Jr. Boulevard**, located approximately 0.25 miles east of the intersection of Martin Luther King, Jr. Boulevard and South Wilmington Street, being Wake County PIN 1703854021. Approximately 0.12 rezoned to Office Mixed Use-3 Stories-Urban Limited-Conditional Use (OX-3-UL-CU).

Conditions dated: April 16, 2021

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the OX- district shall be prohibited: (i) Outdoor sports and entertainment facility (250 seats); (ii) Outdoor sports and entertainment facility (250 seats);(iii) Detention center, jail, prison; (iv) Health club; (v) Sports academy; (vi) Overnight Lodging; (vii) Personal Service; (viii) Eating Establishment; (ix) Research & Development; (x) Retail Sales.
2. If the property is redeveloped, the following conditions shall apply:
  - a. Prior to removal, the applicant, its successors or assigns (the “Applicant”), shall document the existing structure through photographs and detailed exterior elevation drawings, and provide a copy of the documentation to the City of Raleigh Department of Planning, Raleigh Historic Development Commission, and the North Carolina State Historic Preservation Office.
  - b. There shall be no more than 3,500 square feet of nonresidential gross floor area.
  - c. There shall be no more than six (6) residential dwelling units.
  - d. Any site plan for new development on the subject property shall stipulate the architectural details of the proposed construction, including an explanation of how the proposed building design reflects and acknowledges the historical and architectural character of contributing structures of the East Raleigh/South Park National Register Historic District; specifically the “House, ca. 1930, List #594” referenced in the National Register of Historic Places Registration Form (Sec. 7, p. 112). These details shall include descriptions of the proposed design, including building height, roof style and pitch, gables and dormers, building façade materials, window styles, column styles, and other features. In lieu of these stipulation requirements, the applicant may provide proof of contractual services for the design of new construction on this site by an architect certified by the State of North Carolina Historic Preservation Office as having successfully completed Historic and/or Mill Tax Credit projects in North Carolina. The proposed building design shall be subject to review and comment by Raleigh Historic District Commission staff. No building permits associated with an approved plan should be issued until this review is completed and a report thereof provided to the owner/developer.