

ORDINANCE NO. (2024) 660 ZC 889

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That Part 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same it hereby amended as follows:

- 1. Z-72-22 – 423 South Blount Street**, located north of East Cabarrus Street, being Wake County PIN 1703768939. Approximately .13 acre rezoned to Downtown Mixed-Use 12 stories, Urban General Frontage, Conditional Use (DX-12-UG-CU).

Conditions dated: August 16, 2024

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the DX district shall be prohibited: (i) Dormitory, fraternity, sorority; (ii) Adult establishment; (iii) Pawnshop; (iv) Vehicle Fuel Sales; and (v) Detention center, jail, prison.
2. Any new building facades on the first level along S. Blount Street shall be constructed from one or more of the following materials: masonry, brick, glass, and metal.
3. The architectural base of the building shall be compatible with the Prince Hall Masonic building up to the cornice line and shall be distinguishable above the cornice line through a change in material, fenestration, ornamentation, rhythm, or other sculpting, in order to enhance the pedestrian environment pursuant to UDO Section 3.3.3.D.2.
4. Prior to the commencement date of any construction of new development on the subject property, vibration-sensitive equipment shall be installed inside the Prince Hall Masonic Temple structure located at 427 S. Blount Street. The vibration-sensitive equipment shall monitor vibrations during construction and shall remain in place until the ground floor slab has been poured and installed for the new development as determined by City of Raleigh Inspections.
5. The fourth-floor plate of any building having a height of five or more stories shall not exceed the height of the structure located at 427 S. Blount Street (PIN 1703768933) and existing as of the date of this ordinance (the “Adjacent Building”), and any additional stories shall not exceed a total additional height of 68’ above the first three stories. If the Adjacent Building shall have been partly or fully demolished, or if it shall have been increased in height above three stories, this condition shall not be applicable.
6. At least 75% of any non-glazed area on the first three stories of the Blount Street façade of any building shall be red brick.
7. Only arched windows shall be permitted on the 2nd and 3rd floors of the Blount Street façade of any building, except that non-arched windows shall be permitted on all floors of the Blount Street façade within 15 feet of its southernmost edge.

8. The north-facing wall of any building shall not have any blank area exceeding 30' tall nor 30' wide. For purposes of this condition, a wall area shall be considered blank if it does not include a change in material or paint color; a window or door; a column or other articulation greater than 12 inches in depth..