

**Title:** Text Change to Zoning Conditions TCZ-3-25 200 West Street  
**Meeting Date:** July 1, 2025  
**Meeting Type:** City Council Meeting - First Tuesday - Afternoon & Evening Sessions  
**Department:** Planning and Development - Planning (Long Range)  
**Sponsor:** Bynum Walter, Hannah Reckhow, Matthew Klem

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**Agenda Content:**

Text Change to Zoning Conditions TCZ-3-25 200 West Street, being Wake County PIN 1703488236

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Current Zoning: Downtown Mixed Use - 40 stories - Conditional Use (DX-40-CU)

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Requested Zoning: Downtown Mixed Use - 40 stories - Conditional Use (DX-40-CU)

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This request is to amend zoning conditions for 200 South West Street. Approved zoning conditions from 2019 cover the topics of restricted uses, affordable housing, building type, parking restrictions, pedestrian access, building materials, active uses, and historic preservation. The only proposed change to the 2019 zoning conditions is related to affordable housing. The existing zoning conditions require the dedication of affordable housing units on site. Specifically, the existing condition requires that 20 units or 10%, whichever is greater, be dedicated as affordable housing to households earning 80% of the area median income or less for a period of 15 years. The rezoning request seeks to amend this condition to provide the option to contribute funding to the City in lieu of constructing dedicated affordable dwelling units. The condition requires a contribution of \$40,000/unit for 10% of the total dwelling units on site, if housing is built.

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The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

The request is consistent with the Urban Form Map.

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The Planning Commission recommends approval (4-2).

**Recommended Action:** Conduct the public hearing. At the conclusion of the public hearing, Council may choose to act on the case or defer for further review. Alternately, the City Council may choose to continue the public hearing to a future date. The appropriate consistency statements are included in the agenda materials. If Council acts on the case, any ordinance approved shall be adopted this day and shall become effective five days following a favorable vote.