

# **Planned Development Rezoning**

## **901 Mack Todd Road**

**A Planned Development**  
**Zebulon, North Carolina**

**Date:**           **May 6, 2024**

### **Owner/Developer:**

#### **Capital Properties of North Carolina LLC**

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### **Consultants:**

#### **Landscape Architecture & Land Planning:**

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# Section 2: Vicinity Map



## **Section 3: Project Data**

Name of the Project: 901 Mack Todd Road

Applicant/Prepared by:

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Current and Proposed Zoning:

Current: R-4  
Proposed: PD

Proposed Land Use:

Suburban Residential

Size of Project:

2.30 acres

## **Section 4: Purpose Statement**

901 Mack Todd Road is a small 2.30-acre parcel that sits about one mile west of Downtown Zebulon. The location and size of this lot position it perfectly for a small single family attached infill development.

This development is currently zoned R-4C. The Future Land Use Map designates this lot as IL. This lot, however, is not suited for industrial development given its size and the amount of environmentally sensitive areas located within it's boundary. We are proposing the Future Land Use Map be changed to Suburban Residential, which supports single family attached development, to accommodate this request.

The intent of this Planned Development is to provide high-quality single family attached housing tucked in around the environmentally sensitive areas within the boundaries of our development while also providing opportunities for gathering and recreation. The commitment to preservation of open space and providing a variety of amenities is to reconnect people within the community to nature as well as each other.

Bordered by a stream to the east, this development will protect the riparian buffer from development. A greenway, as shown on the Town's Greenway Plan, will be constructed as part of this development.

The residential development will fulfill the need for housing stock. The preservation of the environmentally sensitive areas and the greenway fulfill the Zebulon Town of Zebulon Comprehensive Plan and Land Use Map for Open Space.

Access to the site will be provided via a private alley. The units in this development will be rear-loaded and either front on Mack Todd Road or front on open space. No public street are proposed with this development.

The proposed Planned Development will meet all requirements of the Zebulon Transportation Plan. Open space shall exceed the Town of Zebulon minimum requirement of 10% as over 50% of the development will be open space.

The 901 Mack Todd Road Planned Development will be sensitive to and compatible with surrounding uses and proposed development character. The development will enhance the value of surrounding property values.

Phasing:

This development is proposed to be developed in no more than two phases.

## Section 5: Permitted Uses

Table 1 below provides a listing of the proposed permitted uses for the 901 Mack Todd Road PD Development. This listing allows the development to fulfill the intent of the commitment to a mix of residential uses. Uses are subject to general and specific regulations of the Town of Zebulon UDO.

**Table 1**

PERMITTED USES TABLE	
	P = Permitted Use
USE TYPE	
Residential Uses	
Single Family Attached and permitted accessory uses	P

## Section 6: Design Controls

### Residential – 2.30 acres

#### Density

Density: 5.65 dwelling units per acre max (overall)

Units: 13 dwelling units max  
All units shall be Single Family Attached.

#### Building Height

Maximum Height / # of Stories: 35 ft. / 3 Stories

**Building Setbacks** (see below)

Front:	5 ft. min. for lots 10-13 7.5' min. for lots 1-9
Side:	5 ft. min.
Rear:	10 ft. min.

Note: All single family attached units shall be rear loaded.

**Buffers (Refer to PD Map)**

**Streetscape Buffers:**

Mack Todd Road

None proposed in front of units; foundation plants along the front façade of the units that front on Mack Todd Road in lieu of a streetscape buffer.

A modified 15' Type C buffer shall be provided along the frontage that does not contain residential units.

**Perimeter Buffers:**

Adjacent to the adjoining lots

Type A buffer along PIN 1795-82-9159 where single family attached units are located adjacent to the shared property line as shown on concept plan.

All streetscape and perimeter buffers shall be provided in accordance with the Town of Zebulon UDO

## **Section 7: Architectural Standards**

### Standard Rezoning Conditions

The style of buildings will be any variety of the following: Craftsman, Traditional, Colonial, Neoclassical. the intent is to foster multiple styles to create a community that is not monotonous.

All residential structures shall have three (3) or more of the following features:

- Front Porch
- Awnings
- Columns
- Balconies
- Broken Roof Lines
- Dormer
- Arched Architectural Features
- Chimney
- All Brick -or All Stone Façade
- Other architectural features approved by the Planning Director

All residential structures shall have at least four (4) of the following features:

- Decorative Shake
- Decorative Porch Railings/Posts
- Shutters
- Decorative/Functional Air Vents on Roof or Foundation
- Trimmed Windows or Recessed Windows
- Decorative/Period Windows
- Decorative Brick or Stone (10% min. required on the front elevation)
- Decorative Gables
- Decorative Cornices
- Tin/Metal Roof
- Other decorative features approved by the Planning Director.

Roofs:

Roof lines shall be varied to reduce the scale of the structure and add visual interest. Rood shapes (for example: flat, hip, mansard, gable, or shed) and material shall be architecturally compatible with façade elements and the rest of the structures. Shed roofs may be used on porches and dormers.

## Facades:

- The principal structure's front façade must incorporate recesses and projections along at least 50% of the length of the façade. Windows, awnings, and porch area shall total at least 50% of the façade length abutting a public street.
- Façades shall incorporate a repeating pattern of change in color, texture, and material modules.
- Façade renovations shall incorporate original building details to the maximum extent practicable.
- If roof cornices have been removed or damaged on an existing structure, renovations of that structure must include retaining, repairing, and replacing the roof cornices.

## Entryways:

- Doors shall have built-in windows; alternatively, a solid door is allowed provided side lights (side windows) are installed immediately adjacent to the solid door.
- Variations in color schemes and textures are encouraged in order to articulate entryways so as to give greater recognition to these features.

## Materials and Color Palette:

- Predominant exterior building materials shall be high quality materials, including brick, wood, stone, fiber cement, and/or wood composite. Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.
- Front and side porches with open foundations shall have brick or stone piers and openings shall be fully screened with evergreen plantings.
- A varied color palette shall be utilized on homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.

## Single-family Attached (Townhomes) - Specific Requirements:

1. Each house will have a min. of 2 stories and a maximum of 3 stories.
2. Min. dwelling size shall be 1,200 s.f.
3. All townhomes may have a raised slab foundation or crawl space.
4. Garage doors must have windows, decorative details or carriage-style adornments.
5. The front elevation of each single family attached unit shall contain a min. of 10% masonry (brick or stone) and shall contain a min. of two siding materials (i.e. stone and hardiplank; brick and shake). No two

consecutive units within a single building shall contain the exact same front elevation with regard to materials or color palette.

6. All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above.
7. A mail kiosk shall be located internal to the development as shown on the conceptual plan. If a kiosk shelter is incorporated it shall be designed with similar architectural style, materials, and color palette as the homes in the neighborhood. The kiosk shelter may be partially enclosed or open on all 4 sides.

We commit to exceed the architectural requirements in Section 5.2.4 of the UDO.

## **Section 8: Parking and Loading**

All parking and loading areas shall comply with all applicable requirements of the Town of Zebulon UDO Section 5.8. Electric vehicle (EV) charging stations shall be provided for two of the parking spaces.

## **Section 9: Signs**

All signage shall comply with applicable standards and requirements of the Town of Zebulon UDO Section 5.11.

## **Section 10: Public Facilities**

### Water and Sanitary Sewer:

All lots shall be served by City of Raleigh water and sanitary sewer.

### Streets:

No streets being proposed internal to the development.

Mack Todd Road - dedicate 5' of right of way. Build  $\frac{1}{2}$  of the ultimate 70' Right-of-Way section less median. Provide a fee in lieu for  $\frac{1}{2}$  of the 12' wide median. Roadway section will include 5' wide sidewalk for the full length of property.

### Sidewalks:

A 5' wide sidewalk shall be provided along the frontage of 901 Mack Todd Road.

### Alleys:

All residential alleys shall be public and shall be a 26' asphalt pavement within a 30' wide Town of Zebulon Alley Right of Way. Alleys shall be maintained by the HOA.

### Greenway Trails:

Developer shall provide easement for and construct the section of the Corridor 8 greenway that runs along the east side of the development.

## **Section 11: Natural Resource and Environmental Data**

### Existing Vegetation:

This development site consists of wooded forests and scrubby undergrowth. Wooded areas differ from dense hardwood forested areas to softwood pine stands typical of the region and is mainly located within the extents of the stream buffer along the east side of the site. The area of scrubby undergrowth is situated where site development will take place.

Existing streams with designated and delineated buffers protected by and in accordance with the Town of Zebulon UDO and NCDWR Regulations. Any and all impacts requiring permits shall be obtained and permitted thru the Town of Zebulon, NCDWR. and the US Army Corps of Engineers where applicable.

This site is within the Neuse River Basin.

No portion of this site are located within Special Flood Hazard areas defined by FEMA FIRM Map 3720179500K dated July 19, 2022.

### Historic Structures and Significance:

This site does not contain any historic structures or contains any historical significance.

## **Section 12: Stormwater Management**

901 Mack Todd Road will meet all applicable requirements and standards as described in the Town of Zebulon Street and Storm Drainage Standard and Specifications Manual. This project will meet all stormwater reduction requirements including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff.

The 901 Mack Todd Road Development will use approved devices to control the stormwater and sediment runoff. These devices may include detention ponds, retention ponds, bio-retention areas or any other approved BMP stormwater control. Stormwater control devices shall be landscaped and constructed to be an amenity to the development and shall blend into the surroundings.

A fountain will be provided in the SCM.

## **Section 13: Parks and Recreation**

50% of our open space shall be urban open space per UDO Sec. 5.7.4.

The following list of amenities shall be included in the urban open space area as noted on the concept plan:

Open Space #1:

- Pocket Park (5,000 s.f.)
- Outdoor Grill
- Two Picnic Tables
- Pollinator Garden (min. 225 s.f.)

Open Space #2:

- Community Garden (with storage shed)

Open Space #3:

- Dog Park: Min. 1,500 s.f. of fenced area; shall include a min. of one benches, one trash can, one dog waste station, and one drinking

fountain with dog fountain. Dog park fence shall be a min. of 4' tall chain link fence – either galvanized or vinyl-coated.

Design of these areas will be done at site plan.

In addition to the amenities in the open space area the following amenities shall be provided:

- A private connection to the Corridor 8 greenway trail shall be provided. Exact location to be determined at site plan.
- An artist designed bicycle rack shall be provided adjacent to the mail kiosk.
- Outdoor display of public art (TBD) to be located adjacent to guest parking.
- Pollinator Garden. Exact location to be determined at site plan.

Developer shall provide easement for and construct the section of the Corridor 8 greenway that runs along the east side of the development.

## **Section 14: Consistency with Comprehensive Plan and Land Use Map**

901 Mack Todd Road is consistent with the Town of Zebulon Comprehensive Plan and Land Use Map goals and objectives.

1. This development proposes single family attached residential development, which supports the desire for a variety of housing types and price points within the Town limits. This will help to draw new residents to the Town as well as keep existing residents within Town limits when looking to move.
2. This development proposes a higher density residential development that is nestled around the environmentally sensitive areas located on this site. This helps to buffer our development from adjacent development that is not as dense as our proposal.
3. This development will assist in the expansion of the sidewalk and greenway network in the Town.

In summary, this development proposal is consistent with the goals and objectives of the Town of Zebulon Comprehensive Plan.

While this development is not consistent with the Future Land Use Map, this parcel is not suited to light industrial development due to its size, shape, and the presence of environmentally sensitive areas. Given the proximity to Downtown Zebulon, this site is suited better towards a small residential infill development.

### **Section 15: Compliance with the UDO**

The Project will comply with all other relevant portions of the Town of Zebulon Unified Development Ordinance.

### **Section 16: Features of Development Included per the Utility Allocation Policy**

Points Required: 60

<u>Point Item</u>	<u>Point Value</u>	<u>Location (if known)</u>
Base Points	20	
EV Charging Station (two-port)	5	Guest Parking
Fountain/Stormwater Amenity in SCM	4	SCM
Compliance with UDO Sec. 5.2	10	Building Design
Outdoor Display of Public Art	4	TBD at Site Plan
Pollinator Garden (225 sf. Min)	3	Open Space #1
Enhanced Buffer Landscaping	2	Next to Lots 1 & 13
Installation of Native Shade Trees	1	In Type A Buffer
Outdoor Kitchen or Grill	2	Open Space #1
Pocket Park (5,000 sf. Min.)	3	Open Space #1
Community Garden (15' x 15' with water access & potting shed)	3	Open Space #2
Drinking Fountain with Pet Fountain	2	Open Space #3
Artist-Designed Bicycle Rack	1	Next to Mail Kiosk
<b>TOTAL</b>	<b>60</b>	

## Section 17: Zoning Conditions

The following zoning conditions are being offered for consideration:

- 1) Uses shall be limited to single family detached, single family attached, and permitted accessory uses.
- 2) Minimum single family attached unit shall be a minimum of 1,200 s.f..
- 3) Minimum driveway stem length shall be 20'.
- 4) Mack Todd Road - dedicate 5' of right of way. Build  $\frac{1}{2}$  of the ultimate 70' Right-of-Way section. Roadway section will include 5' wide sidewalk for the full length of property.
- 5) Provide a 10' wide Type A buffer along PIN 1795-82-9159 where single family attached units are located adjacent to the shared property line as shown on concept plan.
- 6) Provide foundation plants along the front façade of the units that front on Mack Todd Road in lieu of a streetscape buffer. A minimum of the following shall be planted: 3 evergreen shrubs (12" height @ installation) per unit and shall be a plant than can be maintained at 18" height where located in the sight triangle. Plant selection to be determined at site plan. See detail on L-2 for typical example of foundation landscaping.
- 7) Slab foundation shall be permitted.
- 8) Vinyl siding shall not be permitted but vinyl accents, such as windows, decorative trim, and other elements shall be permitted.
- 9) Developer shall provide easement for and construct the section of the Corridor 8 greenway that runs along the east side of the development.
- 10) Native trees shall be used for any street tree or buffer planting.
- 11) 50% of the required open space shall be dedicated to urban open space.

## **Appendix A: Building Elevations**

***Please note any photo or graphic shown in this Appendix is to speak to the quality of the development and are not indicative of the exact design or facade to be included in this development. Any structure within this development shall follow the architectural guidelines listed in Section 7: Architectural Standards.***