Ordinance (2000) 898 ZC 489
Effective: November 21, 2000

Z-80-2000 Area bounded by Seaboard Coast Line Railroad, N. Blount Street, Cedar Street and Haynes Street. Approximately 11.3 acres to be rezoned to Planned Development Conditional Use Overlay District and to remove the existing Mordecai Neighborhood Conservation Overlay District.

Conditions: 11/07/00

1. No development shall take place unless in accordance with the Master Plan approved in conjunction with this rezoning petition, and any amendments thereto.

2. Buildings constructed upon the property shall contain not more than 3 occupied stories and shall not exceed 35 feet in height, measured as provided in the City Code.

3. Lots subdivided and/or recombined upon the property shall not exceed a maximum lot size of 14,520 square feet. Furthermore, lots upon which detached single family residential dwelling units are constructed shall have a maximum lot width of 100 feet.

MP-2-2000 Mordecai Village Master Plan - on the north side of Cedar Street, west of its intersection with Blount Street, inside the City Limits. This site plan is an approved Master Plan associated with Z-80-2000 rezoning request to Planned Development Conditional Use Overlay District and removal of the Neighborhood Conservation on the east side of Blount Street.

Z-80-00

MASTER PLAN DOCUMENT
MP-2-2000
November 7, 2000

I. GENERAL INFORMATION

A. Owner - PMC, Inc.

B. Project Area - 11.13 Acres ± proposed to contain a maximum of 104 lots with a residential density of 9.34 dwelling units per acre, all per Plans entitled "Mordecai Village, Raleigh, North Carolina", dated November 7, 2000 (the "Revised Plans").

C. Permitted Land Uses - Uses shall be limited to those uses permitted in the R-10 Zoning District by the applicable provisions of the City Code i.e. Code Sections 10-2021 and 10-2071, respectively.

II. PROJECT CHARACTERISTICS

A. Phasing - Development is proposed in three (3) phases as follows: Phase 1, lots 1 through 37; Phase 2, lots 39 through 95; Phase 3, lots 96 through 105. (Note: Lot 38 has been intentionally omitted.)

B. Setbacks -

Front	5' minimum (No direct vehicular access to front yard)
Side	3' minimum
Side Aggregate	10' minimum
Rear	15' minimum

C. Lot Standards - Minimum lot size - 3,000 square feet; maximum lot size - 14,520 square feet. Furthermore , lots upon which detached single family residential dwelling units are constructed shall have a maximum lot width of 100 feet. No dwelling unit shall exceed a coverage of 65% of the area of the lot upon which it is located.

D. Building Height - Buildings constructed upon the property shall contain not more than 3 occupied stories and shall not exceed 35 feet in height, measured as provided in the City Code.

E. Signage - Low profile ground signs conforming to the City Code.

Z-80-06

MASTER PLAN DOCUMENT
MP-2-2000
November 7, 2000

F. Pedestrian Access Plan - Public sidewalks of standard width to be constructed in variable locations generally parallel to Haynes, Harp and Blount Streets (public) within and/or adjacent to the frontages of all lots within the Project. Additionally Owner will, with the permission of the City, similarly extend the public sidewalk from the south line of lot 105 to the north right of way of Poplar Street, generally parallel to the east right of way line at Blount Street. (Note For Information Only: The Blount/Halifax area plan recommends a pedestrian and bicycle trail within the property of the CSX Railroad Company [formerly Seaboard Coastline Railroad Company] in proximity to the north line of the Project.)

G. Public Access - In addition to the adjacent public streets of Haynes, Harp and Blount, the plan for the Project will provide public access on the private alley shown as running east and west between Harp and Blount Streets. Please refer to the Revised Plans for Mordecai Village.

H. Open Space Variance - Owner requests that it not be required to provide open space as per the City Code in consideration of the fact that Owner is providing an estimated 1.17 acres of on-site open space, the sidewalks will be constructed on or adjacent to the lot frontages within the Project to complement the existing public sidewalk system, that owner will extend the sidewalk to Poplar Street as provided in paragraph II. F. and further that it hereby offers to dedicate to the City for Greenway and/or Park purposes that off site lot designated as "Off Site Open Space" upon the Revised Plans. Owner will record in the Wake Registry the dedication instrument within 30 days after approval by the City Council of MP -2 -2000/Z-80-2000. If the City declines this offer of dedication the Owner will convey the " Off Site Open Space" lot to the Home Owners Association for Mordecai Village prior to the conveyance of the first lot therein to a third party. The total estimated open space, including the .65 acre off site lot (but excluding the 1.16 acre in alleys), is calculated to be 1.82 acres (1.17 acres on-site and .65 acres off site).

I. Transit Accessibility - Proposed medium density lot layout, sidewalk and alley infrastructures should facilitate pedestrian access for utilization of available transit.

J. Off-Street Parking - All required off-street parking is to be provided by the owner/ developer and no reduction in the requirements of the City Code is requested.

Z-80-00

MASTER PLAN DOCUMENT
MP-2-2000
November 7, 2000

K. Building Elevations - Sample building elevations are attached and are conceptual.

L. Unified Landscaping - Please refer to Sheet "L" of the Plan for Mordecai Village, last revised November 7, 2000.

M. Prior to commencing any construction activities in proximity to the trees designated for protection upon those plans entitled, "Mordecai Village Tree Protection Plans" dated November 7, 2000 (prepared by John A. Edwards & Company), Owner shall install tree protection fences around said trees and owner shall thereafter maintain said fences until the completion of construction activities in proximity to said designated trees.

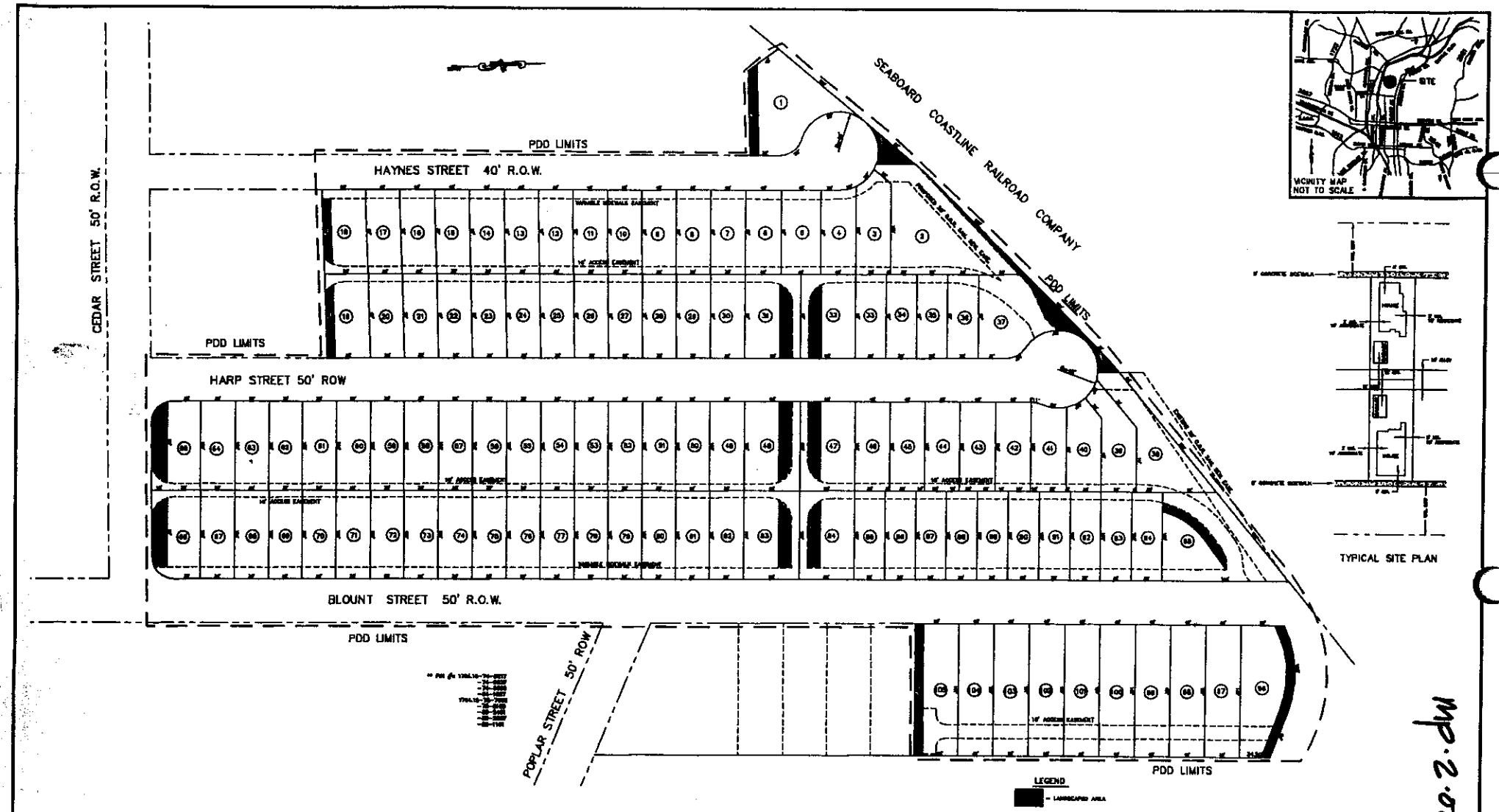
III. APPROVING AUTHORITY FOR REVISIONS TO THE MASTER PLAN

The approving Authority for revisions to the Master Plan pertaining to the subjects of Paragraphs I .C. and II. A. through L. and the Plan for Mordecai Village, as revised shall be the Staff of the City of Raleigh(which can add not more than 6 additional dwelling units) save and except for revisions which (1) propose an increase of more than five percent (5%) in the residential density within the Project, and/or (2) propose the construction of any multi-family residential dwelling units within the Project ; revisions (1) and/or (2) will require the approval of the Planning Commission or the City Council of the City of Raleigh as do other revisions not specified as Staff functions herein.

PMC, INC.

By Thomas C. Worth

Thomas C. Worth , Jr., Attorney



MP-2-00

JOHN A. EDWARDS & COMPANY
Consulting Engineers
Raleigh, N.C.

SCALE 1" = 30'
DATE 8-11-00
DRAWN BY PCP
JAE JR.

MORDECAI VILLAGE
RALEIGH NORTH CAROLINA
SITE PLAN

SHEET 1 OF 5

HALIFAX STREET

CEDAR STREET 50' R.O.W.

HAYNES STREET 40' R.O.W.

HARP STREET 50' ROW

BLOUNT STREET 50' R.O.W.

POPLAR STREET 50' ROW

SEABOARD COASTLINE RAILROAD COMPANY

TYPICAL STREET SECTION (NTS)

NOTE:
CONTRACTOR SHALL CLEAR & GRUB ENTIRE R.O.W. WITHIN 50' OF ALL RESIDENTIAL INTERSECTIONS AND WITHIN 100' OF ALL COLLECTORS & THOROUGHFARES.

TYPICAL ALLEY SECTION (NTS)

PROPOSED NEW PAVEMENT

MP-2.00

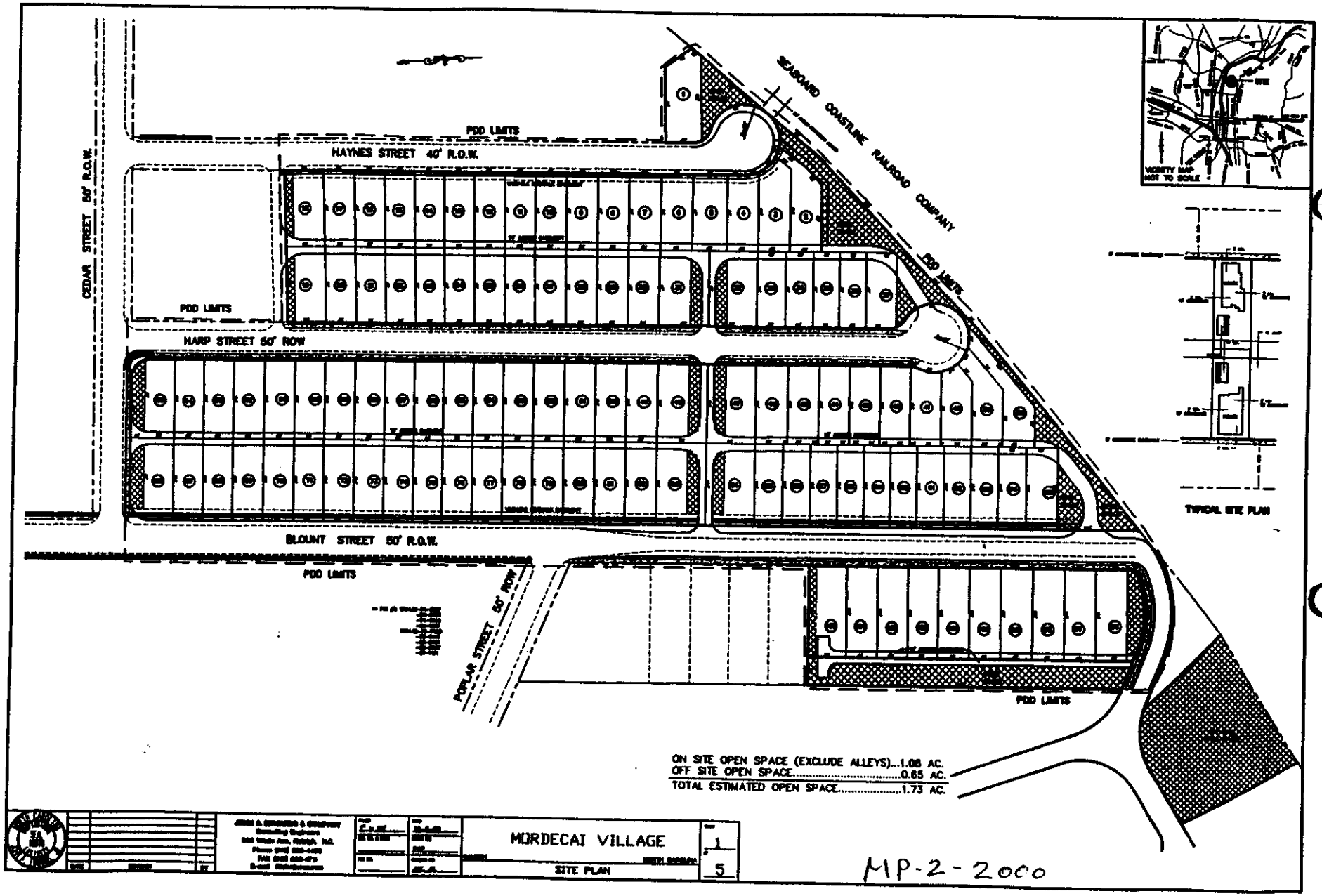
JOHN A. EDWARDS & COMPANY
Consulting Engineers
[illegible] Wake Ave, Raleigh, N.C.
Phone [illegible]
FAX [illegible]
E-mail [illegible]

DATE	REVISION	BY
9-30-99	LOTS & SIDEWALK ADDED	

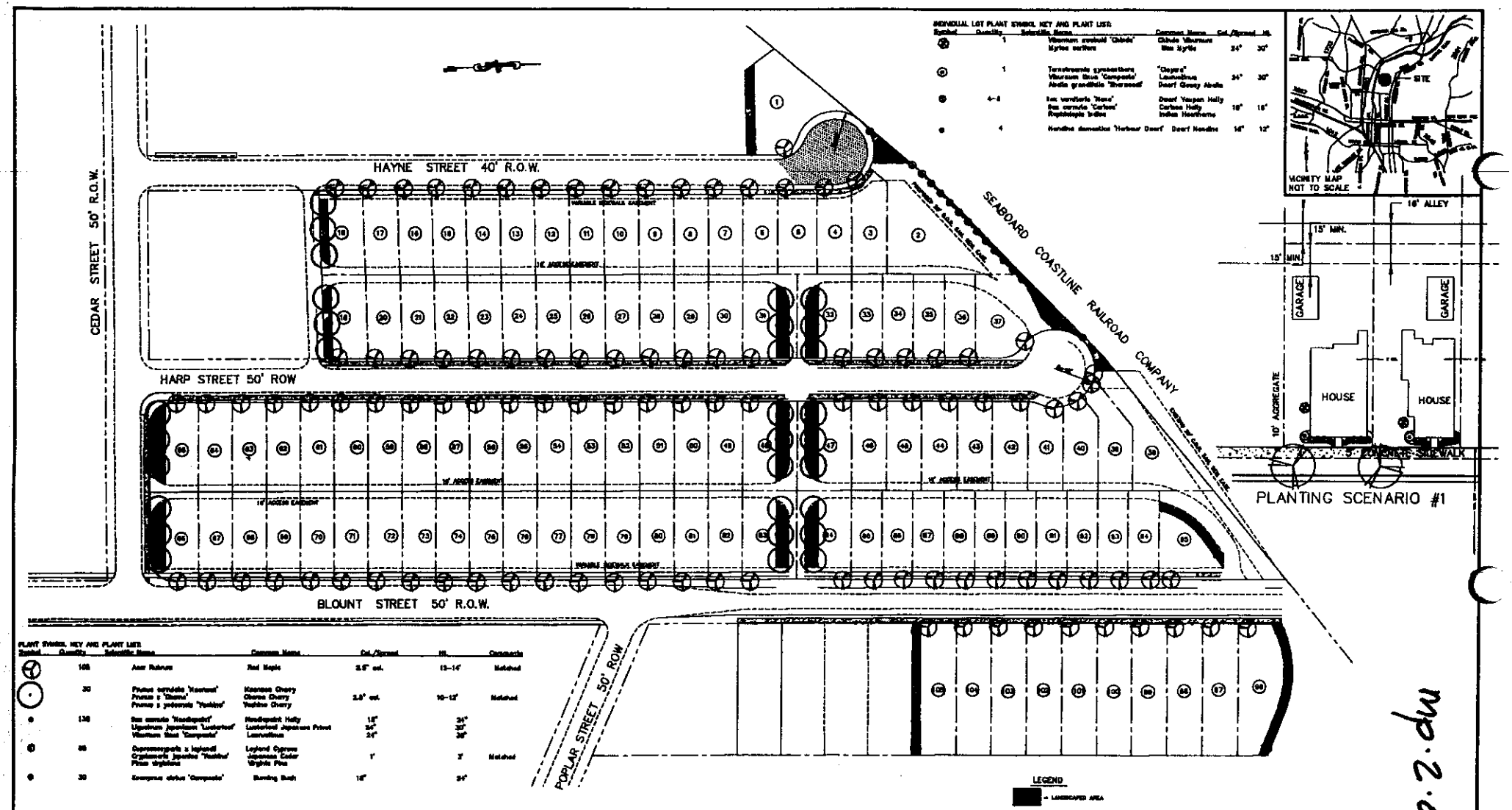
SCALE: 1" = 30'
DATE: 8-11-99
DRAWN BY: PCP
CHECKED BY: JAE, JR.

PROPERTY OF
MORDECAI VILLAGE
RALEIGH NORTH CAROLINA
PAVING & SIDEWALK PLAN

SHEET 2 OF 5


SEABOARD COASTLINE RAILROAD COMPANY
POD LIMITS
HAYNES STREET 40' R.O.W.
CEDAR STREET 50' R.O.W.
POD LIMITS
HARP STREET 50' ROW
BLOUNT STREET 50' R.O.W.
POD LIMITS
POPLAR STREET 50' ROW
POD LIMITS
POD LIMITS
VICINITY MAP
NOT TO SCALE
TYPICAL SITE PLAN
ON SITE OPEN SPACE (EXCLUDE ALLEYS)...1.08 AC.
OFF SITE OPEN SPACE.....0.65 AC.
TOTAL ESTIMATED OPEN SPACE.....1.73 AC.
MORDECAI VILLAGE
SITE PLAN
1
5
MP-2-2000

map 2.00



INDIVIDUAL LOT PLANT SYMBOL KEY AND PLANT LIST:

Symbol	Quantity	Scientific Name	Common Name	Cal./Spread	Ht.
	1	Viburnum awabuki 'Chindo'	Chindo Viburnum		
		Myrica cerifera	Wax Myrtle	24"	30"
	1	Tetradrosmia gymnanthera	"Cherry"		
		Viburnum tinus 'Compacta'	Laurustinus	24"	30"
		Abelia grandiflora 'Sherwood'	Dwarf Glossy Abelia		
	4-6	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly		
		Ilex cornuta 'Carissa'	Carissa Holly	18"	18"
		Rapidolepis indica	Indian Hawthorne		
	4	Nandina domestica 'Harbour Dwarf'	Dwarf Nandina	18"	12"

PLANT SYMBOL KEY AND PLANT LIST:

Symbol	Quantity	Scientific Name	Common Name	Cal./Spread	Ht.	Comments
	108	Acer Rubrum	Red Maple	2.5" cal.	13-14'	Matched
	30	Prunus cerasifera 'Krauter' Prunus x 'Okame' Prunus x yedoensis 'Yoshino'	Krauter Cherry Okame Cherry Yoshino Cherry	2.5" cal.	10-12'	Matched
	138	Ilex cornuta 'Needlepoint' Ligustrum japonicum 'Lucidum' Viburnum tinus 'Compacta'	Needlepoint Holly Lucidum Japanese Privet Laurustinus	18" 24" 24"	24" 18" 36"	
	66	Cupressocyparis x leylandii Cryptomeria japonica 'Yoshino' Pinus virginiana	Leyland Cypress Japanese Cedar Virginia Pine	7' 7'	7' 7'	Matched
	30	Sarcococca ruscifolia 'Compacta'	Sweetbox Bush	18"	24"	

PATON/ZUCCHINO & ASSOCIATES, P.A.
LANDSCAPE ARCHITECTURE
[illegible] N. West Street, Raleigh, N.C.
Phone [illegible]
FAX [illegible]
E-mail [illegible]

DATE	REVISION	BY

SCALE: 1" = 30'
DATE: 4-6-00
DRAWN BY: JCM

MORDECAI VILLAGE
RALEIGH NORTH CAROLINA
LANDSCAPE PLAN

SHEET L