ORDINANCE (2003) 421 ZC 535
Effective: 04/15/03

Z-14-03 Haynes Street, west side, being Wake County PIN 1704.16-74-5911 and 1704.16-74-5916. Approximately 0.19 acre is requested by Mordecai Associates, LLC and Village Pilot Mills HOA, Inc. to amend the Planned Development Conditional Use Overlay District and Mordecai Village Master Plan (MP-2-00) to permit 5,500 square feet of office use.

Conditions dated: (3/17/03)
Revised Master Plan document dated: (3/31/03)

A. Petitioner seeks to amend Condition 1 of Z-80-2000 to the extent that it asks for revisions to the Master Plan document as the same is applied to the 0.19 acre subject property. Attached to this petition is a copy of the Master Plan document highlighting the changes requested for the subject property. All development on the subject property shall be in accordance with the Mordecai Village Master Plan Document (MP-2-00) and all subsequent approved revisions and amendments.

MASTER PLAN DOCUMENT
MP-2-2000
(With Requested Changes Underlined.)

I. GENERAL INFORMATION

A. Owner – **Mordecai Associates, LLC and Village Pilot Mill Homeowners Association**

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, **plus those uses permitted in the Office & Institution-1 Zoning District by the applicable provisions of the City Code i.e. Code Sections 10-2035 and 10-2071, respectively, provided such O&I-1 uses do not exceed 5,500 square feet. Such O&I-1 uses shall be permitted only on the 0.19 acre property which is the subject of the rezoning case Z-14-2003.**

II. PROJECT CHARACTERISTICS

A. Phasing – Development is proposed in three (3) phases as follows: Phase I, 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. **This provision shall not apply to residential dwelling units which are located in a *vertical mixed use building*. For purposes of this provision, a *vertical mixed used building* shall refer to any building in which at least 30% of the gross floor area is dedicated to non-residential uses.**

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.

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.) A **bicycle trail shall be installed along the route shown on the attached exhibit entitled "MP-2-2000 Bike Trail Map," dated March 19, 2003. The time of installation of the trail shall coincide with the construction of Phase 2, but no later than 30 days following the sale of seventieth (70th) home site to a third party.**

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 0.65 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 0.65 acres off site). Additional off-site open space may be incorporated into the Master Plan area with the approval of the Planning Director. The open space adjacent to Lot 1, may be owned by the Pilot Mill Property Owner Association, provided an equal amount of opens space is granted to the Village of Pilot Mill Homeowners Association.

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. On Lot 1, no parking shall be permitted between any building and the western right-of-way line of Haynes Street.

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

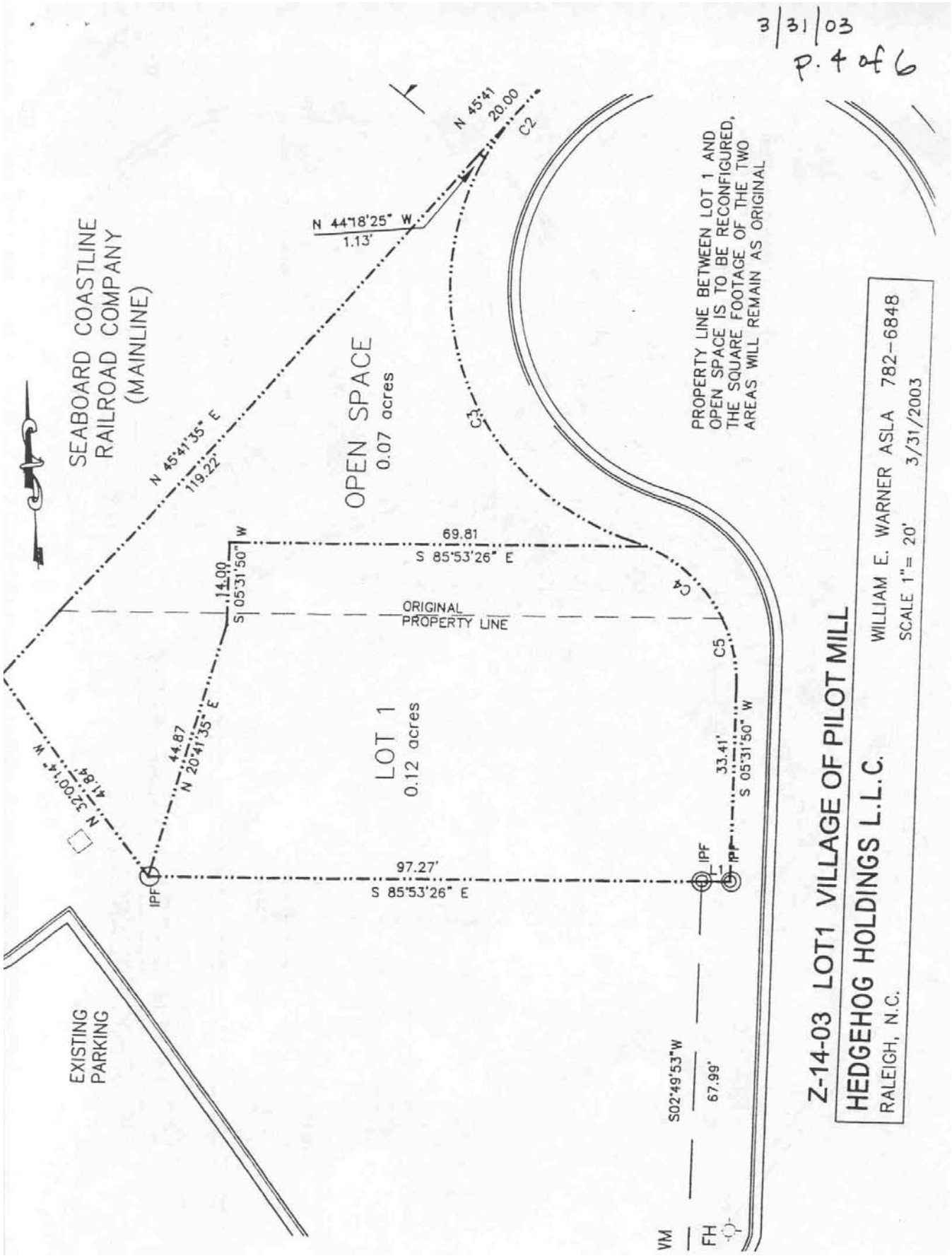
L. Unified Landscaping – Please refer to Sheet "L" of the Plan for Mordecai Village, last revised November 7, 2000. The landscaping plan for the open space adjacent to Lot 1 shall be in accordance with that shown on the attached exhibit entitled "Lot 1 Open Space Landscaping Plan," dated March 19, 2003.

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.

N. Any building constructed on the subject property (Lot 1) shall have a primarily brick exterior such as exists on the Pilot Mill structures located on the lot (Wake County PIN: 1704-15 74 4790) adjacent to this site.

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.


3/31/03
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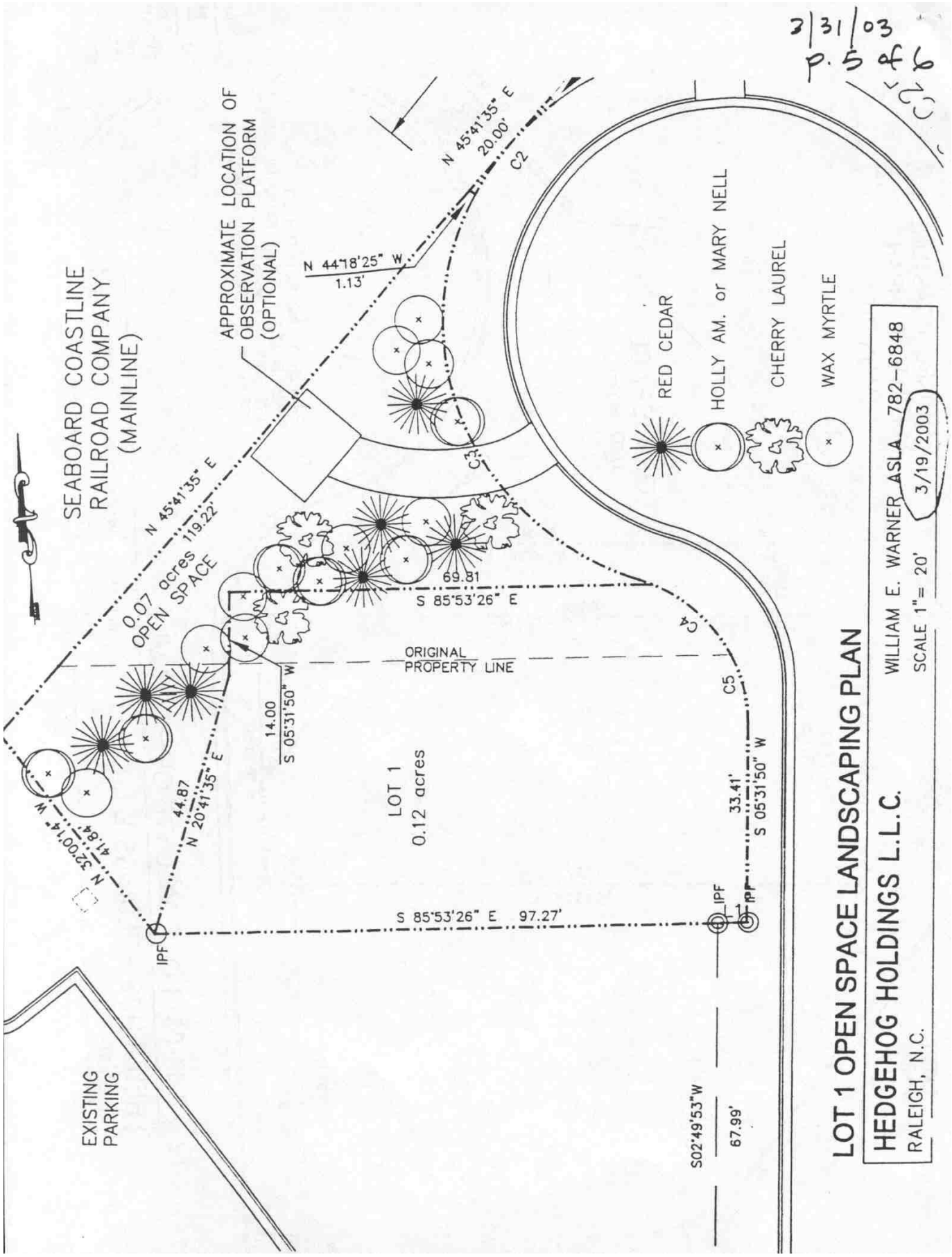
SEABOARD COASTLINE
RAILROAD COMPANY
(MAINLINE)
N 45°41'35" E
119.22'
N 44°18'25" W
1.13'
N 45°41
20.00
C2
C3
C4
C5
OPEN SPACE
0.07 acres
PROPERTY LINE BETWEEN LOT 1 AND
OPEN SPACE IS TO BE RECONFIGURED,
THE SQUARE FOOTAGE OF THE TWO
AREAS WILL REMAIN AS ORIGINAL
69.81
S 85°53'26" E
14.00
S 05°31'50" W
ORIGINAL
PROPERTY LINE
LOT 1
0.12 acres
44.87
N 20°41'35" E
N 32°00'14" W
41.84
33.41'
S 05°31'50" W
97.27'
S 85°53'26" E
IPF
S02°49'53"W
67.99'
EXISTING
PARKING
VM
FH
Z-14-03 LOT1 VILLAGE OF PILOT MILL
HEDGEHOG HOLDINGS L.L.C.
RALEIGH, N.C.
WILLIAM E. WARNER ASLA 782-6848
SCALE 1" = 20'
3/31/2003


3/31/03
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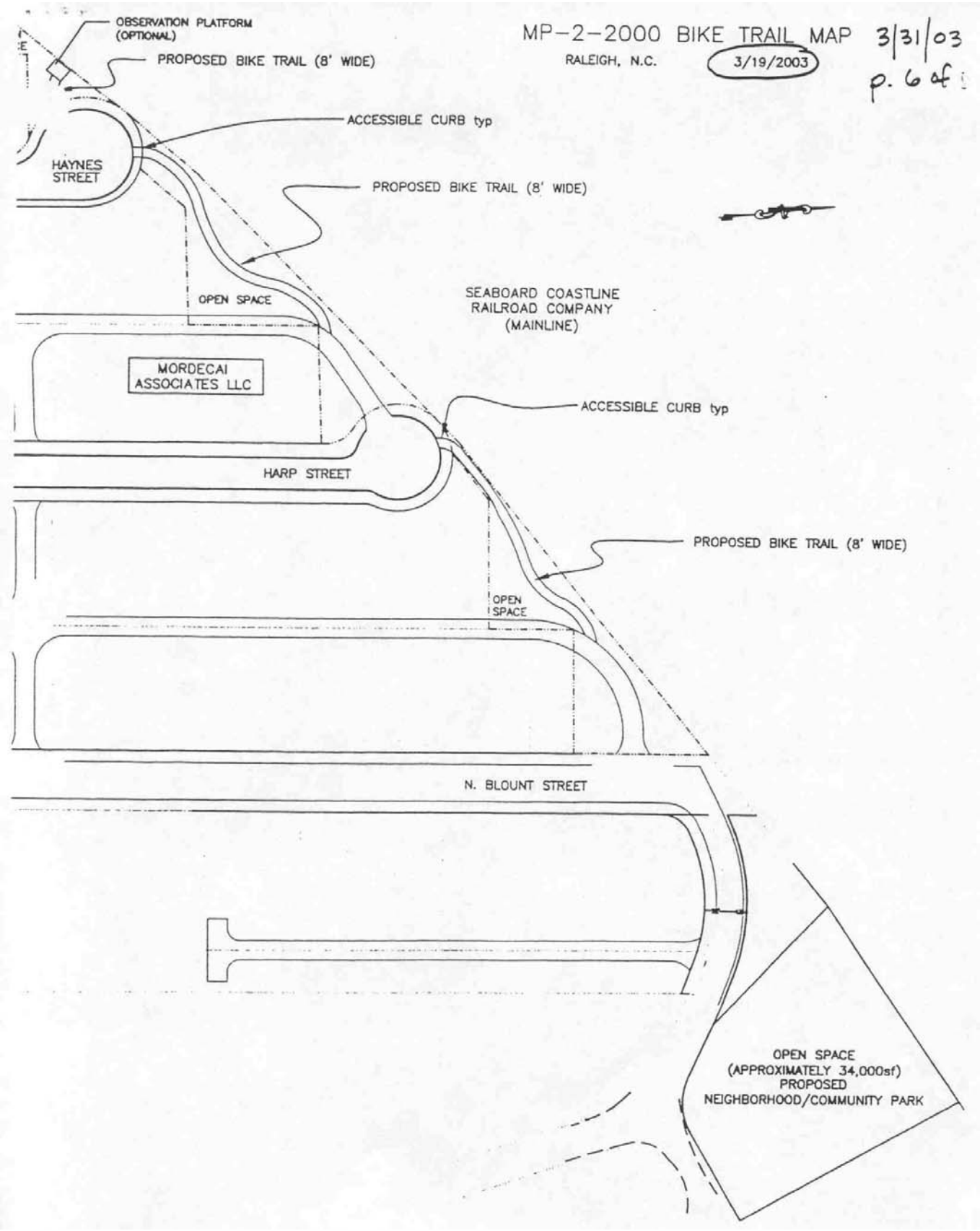
SEABOARD COASTLINE
RAILROAD COMPANY
(MAINLINE)
APPROXIMATE LOCATION OF
OBSERVATION PLATFORM
(OPTIONAL)
N 45°41'35" E
20.00'
C2
N 44°18'25" W
1.13'
N 45°41'35" E
119.22'
0.07 acres
OPEN SPACE
C3
RED CEDAR
HOLLY AM. or MARY NELL
CHERRY LAUREL
WAX MYRTLE
69.81
S 85°53'26" E
C4
ORIGINAL
PROPERTY LINE
14.00
S 05°31'50" W
C5
LOT 1
0.12 acres
44.87
N 20°41'35" E
N 32°00'14" W
41.84'
33.41'
S 05°31'50" W
IPF
S 85°53'26" E 97.27'
EXISTING
PARKING
S02°49'53"W
67.99'
LOT 1 OPEN SPACE LANDSCAPING PLAN
HEDGEHOG HOLDINGS L.L.C.
RALEIGH, N.C.
WILLIAM E. WARNER ASLA 782-6848
SCALE 1"= 20'
3/19/2003


MP-2-2000 BIKE TRAIL MAP
RALEIGH, N.C.
3/19/2003
3/31/03
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OBSERVATION PLATFORM (OPTIONAL)
PROPOSED BIKE TRAIL (8' WIDE)
ACCESSIBLE CURB typ
HAYNES STREET
PROPOSED BIKE TRAIL (8' WIDE)
OPEN SPACE
SEABOARD COASTLINE RAILROAD COMPANY (MAINLINE)
MORDECAI ASSOCIATES LLC
ACCESSIBLE CURB typ
HARP STREET
PROPOSED BIKE TRAIL (8' WIDE)
OPEN SPACE
N. BLOUNT STREET
OPEN SPACE (APPROXIMATELY 34,000sf) PROPOSED NEIGHBORHOOD/COMMUNITY PARK