

**Ordinance (1999) 731 ZC 472**  
**Effective: 2/15/00**

**Z-92-99 Falls of Neuse Road**, and Greenway Street, southeast intersection, being various Wake County PINs. Approximately 17.2 acres rezoned to Planned Development Conditional Use Overlay District and removal of the SHOD-1 District.

Conditions: (01/04/00)

1. No development shall take place on the property except in general accordance with the Master Plan and amendments thereto, and accompanying conditions approved by the City Council.
2. Planning Commission C.R. 7107 shall apply and, for reimbursement purposes, any right-of-way dedicated will be valued at its pre-existing R-4 and R-6 value.

**MASTER PLAN  
FOR A  
PLANNED DEVELOPMENT DISTRICT**

**FALLS RIDGE  
RALEIGH, NORTH CAROLINA**

FEBRUARY 1, 2000

**MASTER PLAN FOR A MIXED USE COMMUNITY  
FALLS RIDGE  
RALEIGH, NORTH CAROLINA**

**I. INTRODUCTION**

There are multiple purposes for this document. The primary purpose is to satisfy the "Master Plan" requirements of the City of Raleigh's Planned Development Overlay District Master Plan process. We also hope to document the long-term vision for the use of this property and to provide a vehicle by which the unique nature of the project can be conveyed. Further, it is believed that through the dialogue that will be generated by this document a better understanding and acceptance of the goals and objectives of Falls Ridge can be established.

**II. PROJECT LOCATION AND CONTEXT**

Map MP-1 illustrates the general location of the site. Falls Ridge is on the southeast side of Falls of the Neuse Road, immediately northeast of the proposed intersection with the Northern Wake Expressway (I-540). Falls Ridge is presently accessed by Greenway Street, a marginal access residential street which enters the property from Falls of the Neuse Road. Our long-range transportation plan calls for Greenway Street to be cul de saced and for the area to be served by a new collector street, Grubb Boulevard as shown on Map MP-2.

### **III. THE DEVELOPMENT CONCEPT**

Pending roadway improvements, including the interchange for the Northern Wake Expressway (I-540), substantially disrupt the developed single family subdivisions immediately adjacent to the roadway project. The impact can be substantially mitigated by allowing medium intensity mixed use development as a transition between the expressway and low density residential areas and by making new street improvements providing increased inter-connectivity for the existing subdivisions in the area.

### **IV. COMPREHENSIVE PLAN REVIEW**

The maps MP-1, MP-2 and MP-3, together with this text, conform with the newly adopted Comprehensive Plan Amendment CP-3-99 for areas immediately adjacent to I-540 and lots/parcels to be recombined into larger tracts for new/retrofit development. This amendment specifically mandates that "[t]he Planned Development Conditional Use Overlay District is recommended for large assembled properties adjacent to the I-540 interchange and outside the watershed, to allow a greater mix of service uses with the approval of a Master Plan."

### **V. FALLS RIDGE DEVELOPMENT STANDARDS**

#### **A. Phase 1, Phase 2 and Phase 3**

1. Cumulative development totals for areas designated Phases 1, 2 and 3 shall not exceed 100 residential dwellings and 33,000 square feet (gross floor area) of non-residential uses. Only dwellings and accessory uses allowed within the Raleigh O&I-1 District shall be permissible in Phase 1. All uses allowed within the Raleigh O&I-1 District shall be permissible in Phase 2 and Phase 3 except for the following:

- a. Cemetery.
- b. Dance, recording, music studio.
- c. Telecommunications Tower.
- d. Airfield, landing strip or heliport.
- e. Correctional/Penal facility.
- f. Outside stadium, outdoor theater, outdoor racetrack, outdoor movie theater.

- g. Transitional housing, emergency shelters, other than supportive housing.
- h. Power plant, electric utility substation.
- i. Landfill.
- j. Apartment Houses, other than Townhouse Developments or Condominium Developments

2. Buildings with sub-grade parking and pitched roofs shall not exceed 52 feet in height within Phase 1 and Phase 3. By way of illustration, a building containing first level parking, two above grade stories and a pitched roof would approximate 52 feet in height. Otherwise, buildings in Phase 1 and Phase 3 shall not exceed 45 feet in height. The maximum building height within Phase 2 shall be 35 feet.

3. All buildings shall meet yard space and set backs stipulated for O&I-1 development except that any townhouse constructed shall utilize Raleigh Code Section 10-2109 as a minimum and any residential condominiums shall utilize the appropriate Group Housing Standards.

4. Office & Institution-1 district sign regulations shall apply to Phases 1, 2 & 3.

**B. Phase 4**

1. All uses allowed within the Raleigh Neighborhood Business zoning classification shall be permissible except for the following:

- a. Cemetery.
- b. Dance, recording, music studio.
- c. Telecommunications Tower.
- d. Airfield, landing strip or heliport.
- e. Correctional/Penal facility.
- f. Outside stadium, outdoor theater, outdoor racetrack, outdoor movie theater.
- g. Transitional housing, emergency shelters, other than supportive housing.
- h. Power plant, electric utility substation.
- i. Landfill.
- j. Apartment Houses, other than Townhouse Developments or Condominium Developments.
- k. Retail Sales-Highway.
- l. Restaurants with drive through windows.

2. Cumulative development totals for non-residential uses shall include a minimum of ten thousand (10,000), but not more than forty thousand (40,000) square feet retail sales space, and/or thirty thousand (30,000) square feet general office space, and/or 30,000 square feet of space devoted to hotel/motel/bed and breakfast dwelling units, rooming units, or lodging units or any combination thereof. (Retail sales uses include eating establishments, food stores and other uses enumerated in Raleigh City Code Section 10-2071, as the same may be from time to time amended.) All totals refer to gross building floor areas. The minimum of Ten Thousand (10,000) square feet of retail sales space shall include at least Five Thousand (5,000) square feet used for other than restaurant purposes.

3. Buildings with sub-grade parking and pitched roofs shall not exceed 52 feet in height. By way of illustration, a building containing first level parking, two above grade stories and a pitched roof would approximate 52 feet in height. Buildings without sub-grade parking and pitched roofs shall be limited to 45 feet in height. The predominant building material shall be North Carolina brick, which shall account for sixty percent (60%) of exterior walls. Any roofs that can be seen from public rights-of-way shall be standing-seam metal, factory-finished in grey, grey-green or green color range.

4. All buildings shall meet Neighborhood Business zoning district yard spaces - and set backs, except that any residential town homes shall utilize Raleigh Code Section 10-2109 as a minimum and any residential condominiums shall utilize the appropriate Group Housing Standards.

5. Minimum retail uses of ten thousand (10,000) square feet, not exceeding 40,000 square feet, within the Master Plan area are reasonable and desirable in view of the Comprehensive Plan recommendations for the parcels and superior accessibility of the proposed retail to nearby office and residential uses. The excellent accessibility will be both vehicular and pedestrian oriented, and due to the trip internalization factor the retail should benefit the general motoring public

on adjacent thoroughfares, by reducing the number of external trips generated by Falls Ridge. Any retail development will be of residential scale and character regulated through the Falls Ridge Unity of Development guidelines established as provided for elsewhere in this document.

6. Thoroughfare District sign regulations shall apply to the Phase 4. However, freestanding signs shall not exceed 100 square feet in surface area, and shall be subject to a ten foot (10') height restriction. Illuminated wall signage other than "backlit" lettering shall not occur on buildings in Phase 4.

**C. STANDARDS APPLICABLE TO ALL PHASES**

1. Unity of Development Guidelines approved by the City of Raleigh Planning Director, with such approval not to be unreasonably withheld, shall be established for all phases of the Falls Ridge Master Plan Area prior to the issuance of building permits for new construction. The Guidelines among other things shall establish complementary wall and roof treatments, roof pitch, window fenestration, building colors, signage, exterior lighting and landscaping. Lighting shall be metal halide lamps in environmental or sharp cut-off ("shoe box") fixtures mounted no higher than twenty feet (20') above finished grade. Lighting shall be shielded so that glare within the public rights-of-way is not measurable in excess of one foot candle. There shall be no line voltage up lighting and buildings will not be purposely "washed" with light.

2. A property owners association will be established to maintain all common areas.

3. Any tree planting requirement under the CP&L right of way shall be satisfied through alternate means of compliance acceptable to the power company.

4. A paved pedestrian way shall connect to all public and private sidewalks and pedestrian crossings shown on the Master Plan Maps, or in a similar location if authorized by the Raleigh Director of Transportation. Any portions of the

trail/pedestrian way through the buffer yards and open space adjacent to the future I-540 right-of-way not previously constructed, shall be installed under the same permit transaction number as the first building in the Phase 4 area. Pedestrian paths shall be placed to minimize damage to existing trees.

5. The Unity of Development guidelines shall provide a standard landscape scheme for the entire development. At least 90% of all required trees, shrubs and ornamentals shall be selected from the master plant list attached as an exhibit to the Master Plan. Except as provided elsewhere herein, the landscaping adjacent to the I-540 right-of-way shall meet the minimum standards of the City of Raleigh SHOD-1 ordinance and be installed in approximately three equal phases, pro-rata with buildings on the south of the new public street, as shown on the Master Plan Maps. All other landscaping shall be installed in conjunction with the development of each building permitted for that lot. Landscaping meeting the minimum standards of the City of Raleigh SHOD-II ordinance shall be provided and maintained adjacent; to Falls of the Neuse Road within Phase 3, Phase 4 and within the closed portion of the right-of-way of Greenway Street. The grading plan for all lots shall include a tree inventory identifying trees six inches (6") in diameter measured four feet (4') above grade. Appropriate measures shall be taken during development to minimize damage to existing shade trees between the building envelopes and the public right-of-way.

## **VI. PHASING**

The Falls Ridge project shall be constructed in phases primarily determined by market conditions. The phasing is subject to change based upon market conditions, availability of funding and site characteristics discovered upon field engineering and surveying. The anticipated phasing sequence is designated on Master Plan Map MP-2. Notwithstanding the foregoing, twenty-five percent (25%) of the Master Plan area shall be developed for other than retail uses before issuance of any permits for retail development. Amendments to the Phasing Plan will be subject to review and approval of the Raleigh Planning Director with such approval not to be unreasonably withheld.

## VII. AMENDMENTS

As long as the parties signatory to this application own property within the Master Plan area, only such parties shall have the right to amend the Master Plan, but only to the extent such amendment would apply to their individual properties. At such time such parties no longer own the property within the development, their rights to amend the Master Plan shall revert to the property owners association.

A. The proposed type, nature and extent of revisions that will be approved by the City Staff subsequent to the approval of the Master Plan may include:

1. City Administrators will approve site plans for each phase of the development and, if required, unity of development and unified landscape plans.

2. City Administration may approve variations in the location and density of residential uses, and will approve all preliminary subdivision plans.

3. City Administration may approve changes in the dimensions or arrangement of the nonresidential portions of the Master Plan, as long as the overall acreage or square footage allocated for such uses is not expanded by more than a total of twenty-five percent (25%), and as long as the location of the retail portion of the Master Plan is not substantially altered.

4. City Administration may approve change in public street and collector locations, driveway access points onto the thoroughfare system, and minor changes in street or sidewalk construction standards that do not affect the traffic-carrying capacity of the streets or sidewalks.

B. For group housing, town homes, etc., variations in the building-to-building locational requirements and set backs from buildings, rights of way, and outdoor living areas may be *approved* by the Planning Commission if it can be demonstrated that

equal or better air, light and privacy can be provided with creative arrangement of buildings and window locations, fencing and landscaping, or other innovative design.

C. The Planning Commission shall resolve any modification to the Master Plan conditions or any question of interpretation of the Master Plan that may arise in the administrative approval of any site plan within the Master Plan area, and that is not resolved between City Administration and the applicant. As with any Certified Action of the Planning Commission, either the Planning Director or the applicant may appeal the judgment of the Planning Commission to the City Council.

D. City Council, after a recommendation of the Planning Commission, shall approve any change in the Master Plan that will create an expansion of any non-residential portion of the Master Plan greater than twenty-five percent (25%) of the approved acreage or square footage for that portion.

E. City Council, after a recommendation of the Planning Commission, shall approve any substantial change in the location of the retail portions of the Master Plan.

F. City Council or the Board of Adjustment, in accordance with the zoning Code, will approve all special-use permits or variances that may be required for specific uses proposed in site-specific development plans.