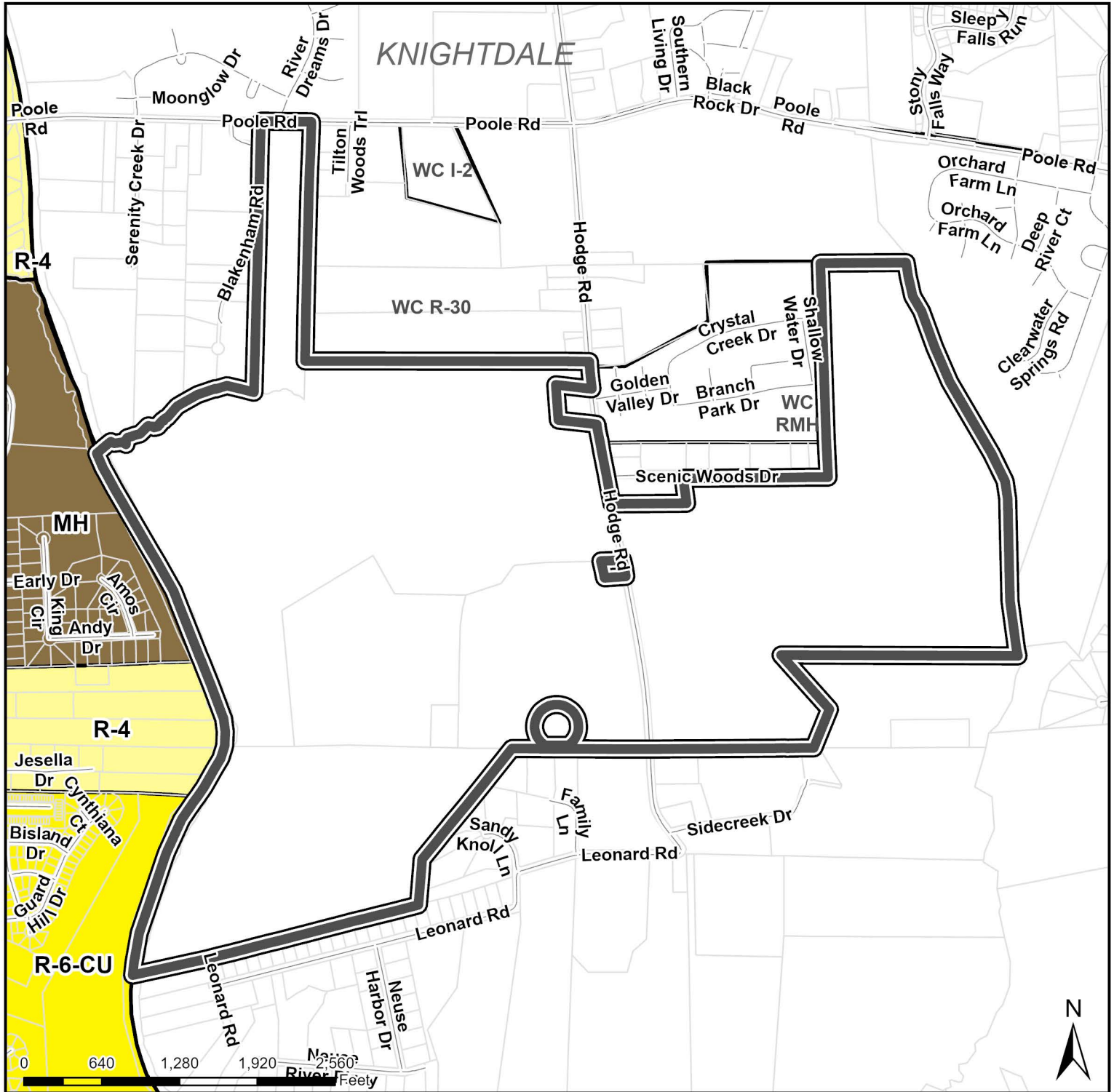
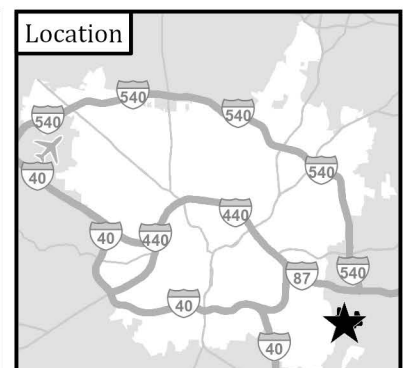


Existing Zoning

Z-16-2020



Property	2916, 3020, 3060, 3062, & 3100 Hodge Rd; 7000 Poole Rd
Size	531.24 acres
Existing Zoning	WC R-30
Requested Zoning	PD



Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	☒ General use	☐ Conditional use	☒ Master plan	OFFICE USE ONLY Rezoning case #
	☐ Text change to zoning conditions			
Existing zoning base district:	R-30	Height:	Frontage:	Overlay(s):
Proposed zoning base district:	R-10-PD, L-RX-PD, NX-PD	Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date: 06/29/2021	Date amended (1): 04/11/2022	Date amended (2): 10/06/2022
Property address: 3062, 3020, 3100, 2916, 3060, and 7000 Poole Rd		
Property PIN: 1742157514, 1742351442, 1742130839, 1742261807, 1742242873, and 1742089748		
Deed reference (book/page): 19068/1346-1349; 18444/317-327; 18444/328-337; 014379/01784; 017464/02364; 08656/2078		
Nearest intersection: Hodge/ Poole/ Leonard		Property size (acres): 531.24
For planned development applications only:	Total units: 1850	Total square footage: 10,000
	Total parcels: TBD	Total buildings: TBD
Property owner name and address: Builders Capital, LLC, 441 Western Lane, Irmo, SC 29603 (Mungo Homes)		
Property owner email: csimmering@mungo.com		
Property owner phone: (919) 390-5299		
Applicant name and address: Chris Simmering, Clayton Properties Group, dba Mungo Homes of NC, 2521 Schieffelin Rd, Suite #116, Apex, NC 27502		
Applicant email: csimmering@mungo.com		
Applicant phone: (919) 390-5299		
Applicant signature(s):		
Additional email(s): Arnaldo Echevarria aechevarria@withersravenel.com ; Molly Stuart mstuart@morningstarlawgroup.com		

RECEIVED

By Robert Tate at 11:44 am, Jan 11, 2023

K:\2020-0400\200458-hodge road assemblage\CD\Drawing with PD Plans\200 Cover.dwg - Thursday, November 3, 2022 11:07:49 AM - HESLEY, CAI

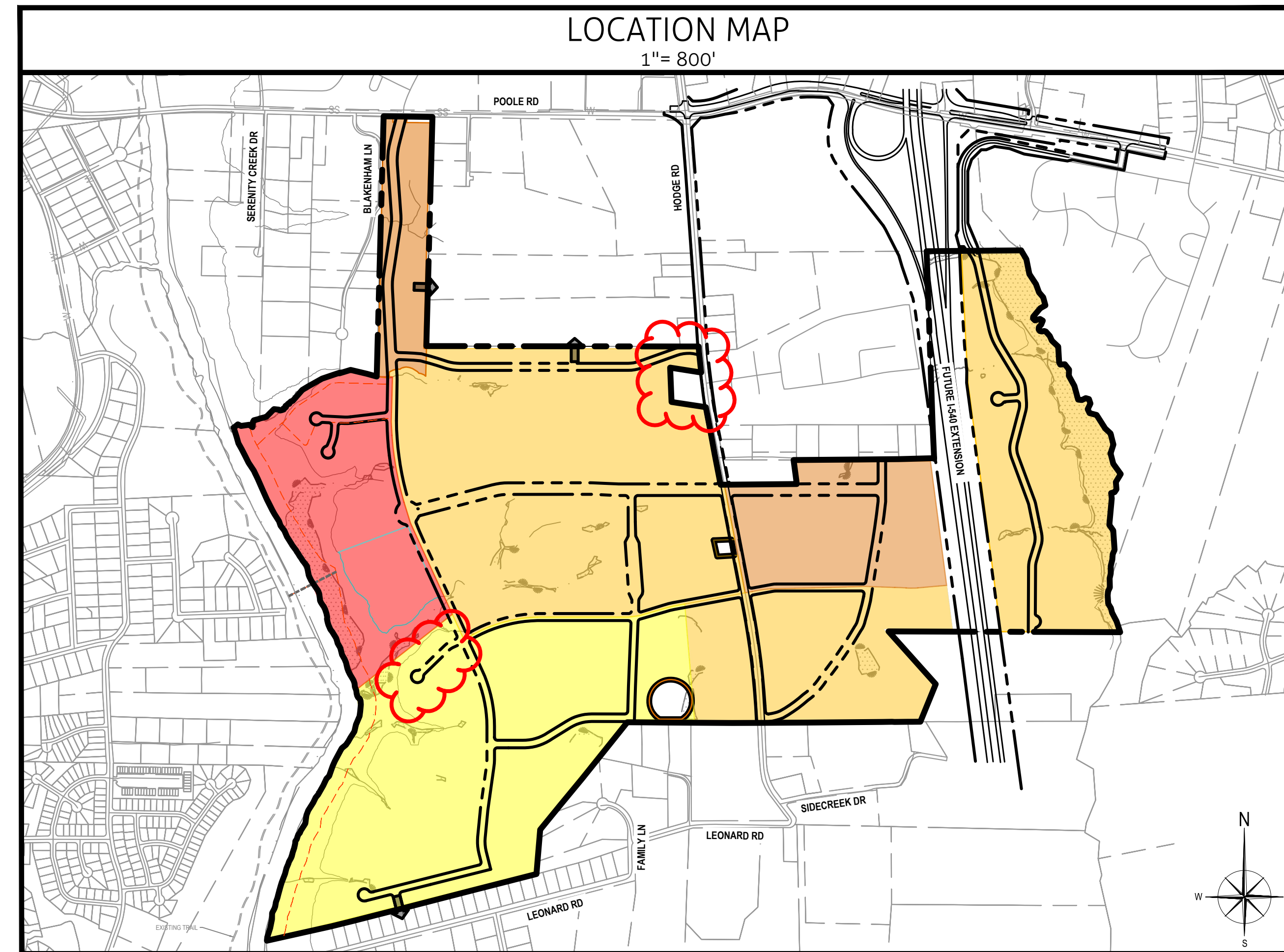
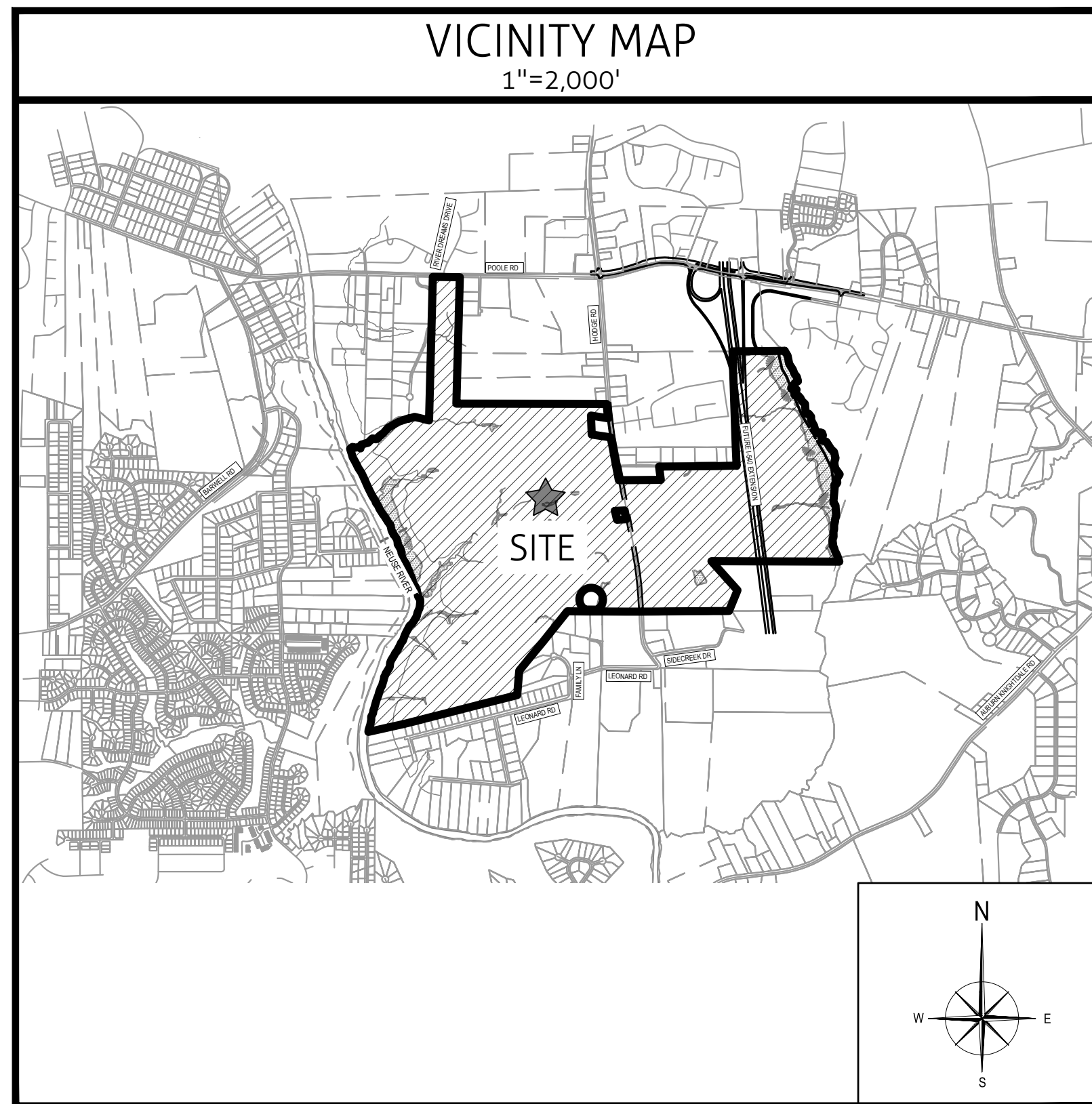
PD MASTER PLAN REVIEW - 1ST SUBMITTAL
FOR: HODGE ROAD ASSEMBLAGE
WR PROJECT NO.: 09200458
PD Z-16-20
X-12-20

Z-16-20 | AX-12-20

PLANNED DEVELOPMENT MASTER PLAN FOR HODGE ROAD ASSEMBLAGE

HODGE ROAD, RALEIGH NC

1st SUBMITTAL - FEBRUARY 3, 2021
2nd SUBMITTAL - APRIL 21, 2021
3rd SUBMITTAL - DECEMBER 14, 2021
4th SUBMITTAL - APRIL 14, 2022
5th SUBMITTAL - OCTOBER 25, 2022



Sheet List Table	
Sheet Number	Sheet Title
0.0	COVER
1.0	EXISTING CONDITIONS PLAN
2.0	PD MASTER PLAN
3.0	TREE CONSERVATION
4.0	OPEN SPACE PLAN
5.0	ALTERNATE ALLEY SECTIONS
6.0	STORMWATER & UTILITY PLAN
7.0	PHASING PLAN
8.0	ZONING DISTRICTS
9.0	3D ILLUSTRATIVE PLAN

SITE DATA	
PARCEL PINS:	1742351442, 1742130839, 1742261807, 1742242873, 1742157514, 1742089748,
GROSS ACREAGE:	531.24 AC
ROW DEDICATION:	+/- 111.33 AC
REZONING TYPE:	PLANNED DEVELOPMENT
EX. ZONING:	R-30 WAKE COUNTY
PROPOSED ZONING:	RD-10 PD, RX-PD & NX-PD
EXISTING USES:	RESIDENTIAL
PROPOSED USE:	PLANNED DEVELOPMENT
REQUIRED OPEN SPACE:	10% MIN.
REQUIRED TREE CONSERVATION:	10% MIN.
REQUIRED OUTDOOR AMENITY AREA:	10% MIN. (OF APPLICABLE AREAS PER UDO SECTION 2.2.3.A.A.3)

Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

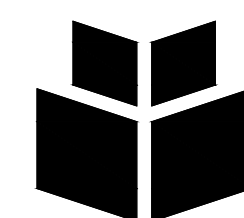
Rezoning Request			
Rezoning Type	☒ General use ☐ Conditional use ☒ Master plan	OFFICE USE ONLY Rezoning case #	
	☐ Text change to zoning conditions		
Existing zoning base district: R-30	Height:	Frontage:	Overlay(s):
Proposed zoning base district: RX-PD, NX-PD	Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
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General Information			
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Deed reference (book/page): 19068/1346-1349; 18444/317-327; 18444/328-337; 014379/01784; 017464/02364; 08656/2078			
Nearest intersection: Hodge/ Poole/ Leonard		Property size (acres): 531.24	

DEVELOPER/OWNER



MUNGO HOMES OF NORTH CAROLINA
2521 SCHIEFFELIN ROAD, SUITE 116
APEX, NC 27502
919-303-8525

PREPARED BY:



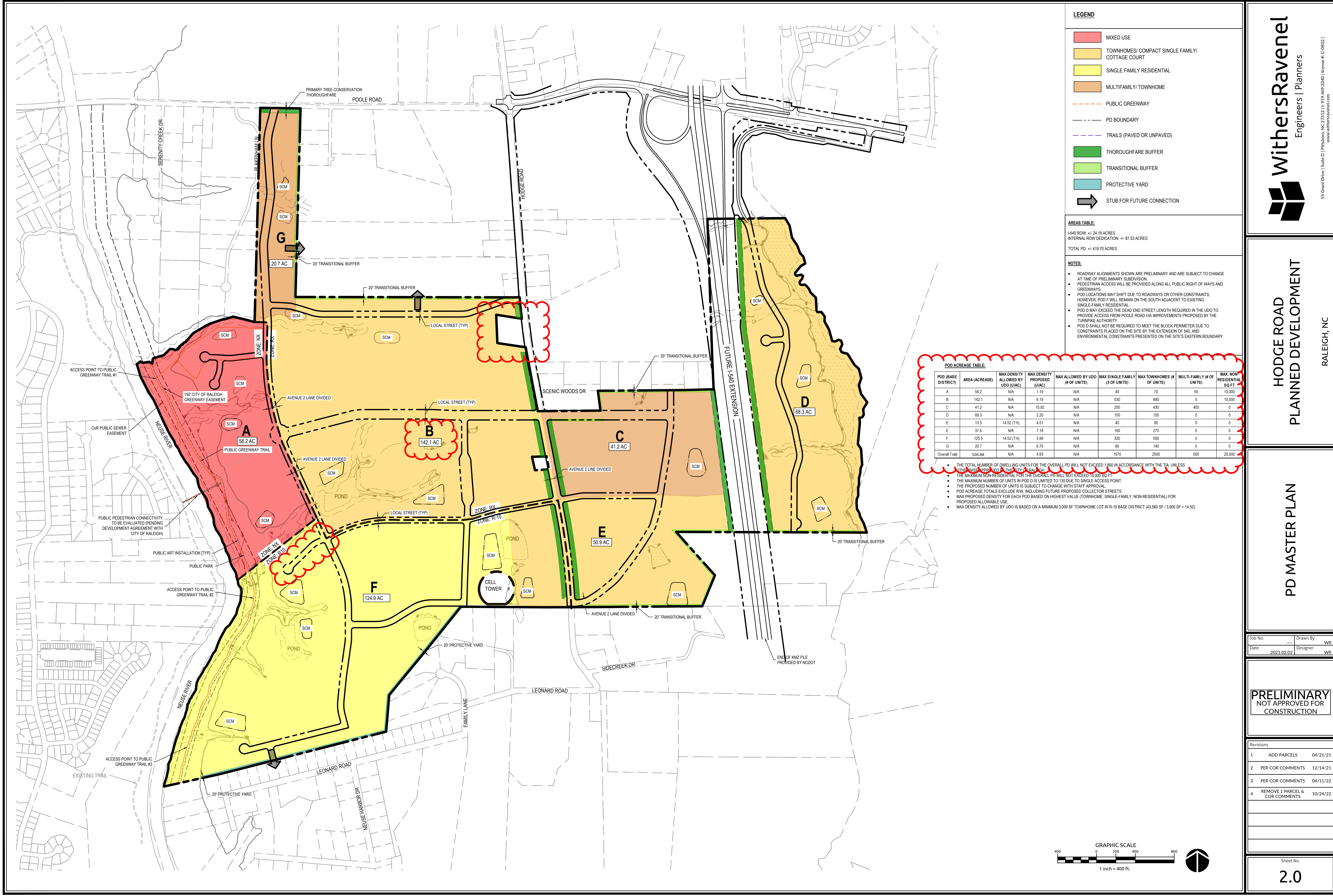
WithersRavenel
Engineers | Planners

137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

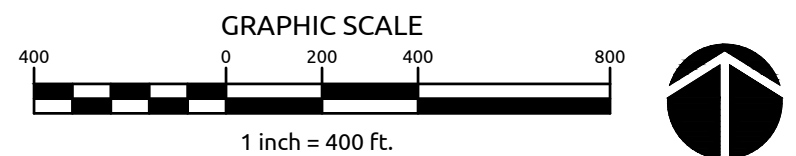
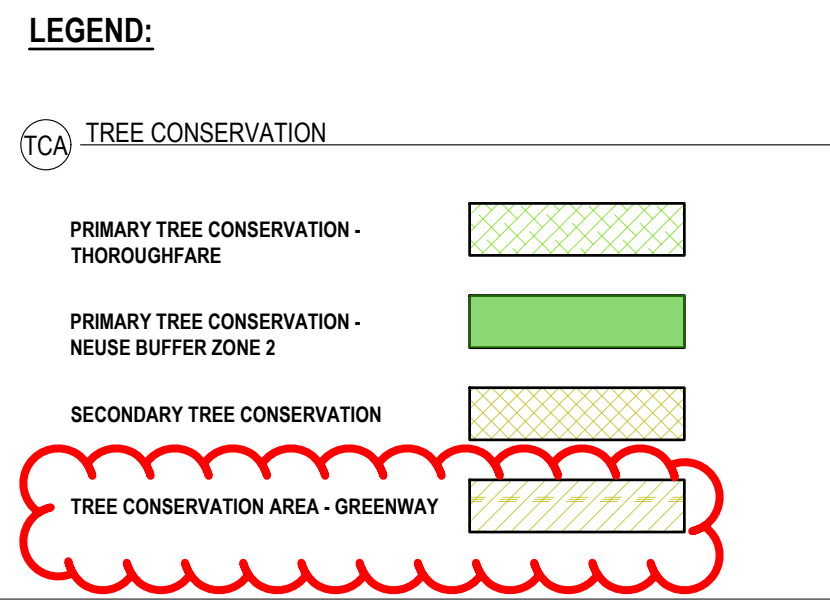
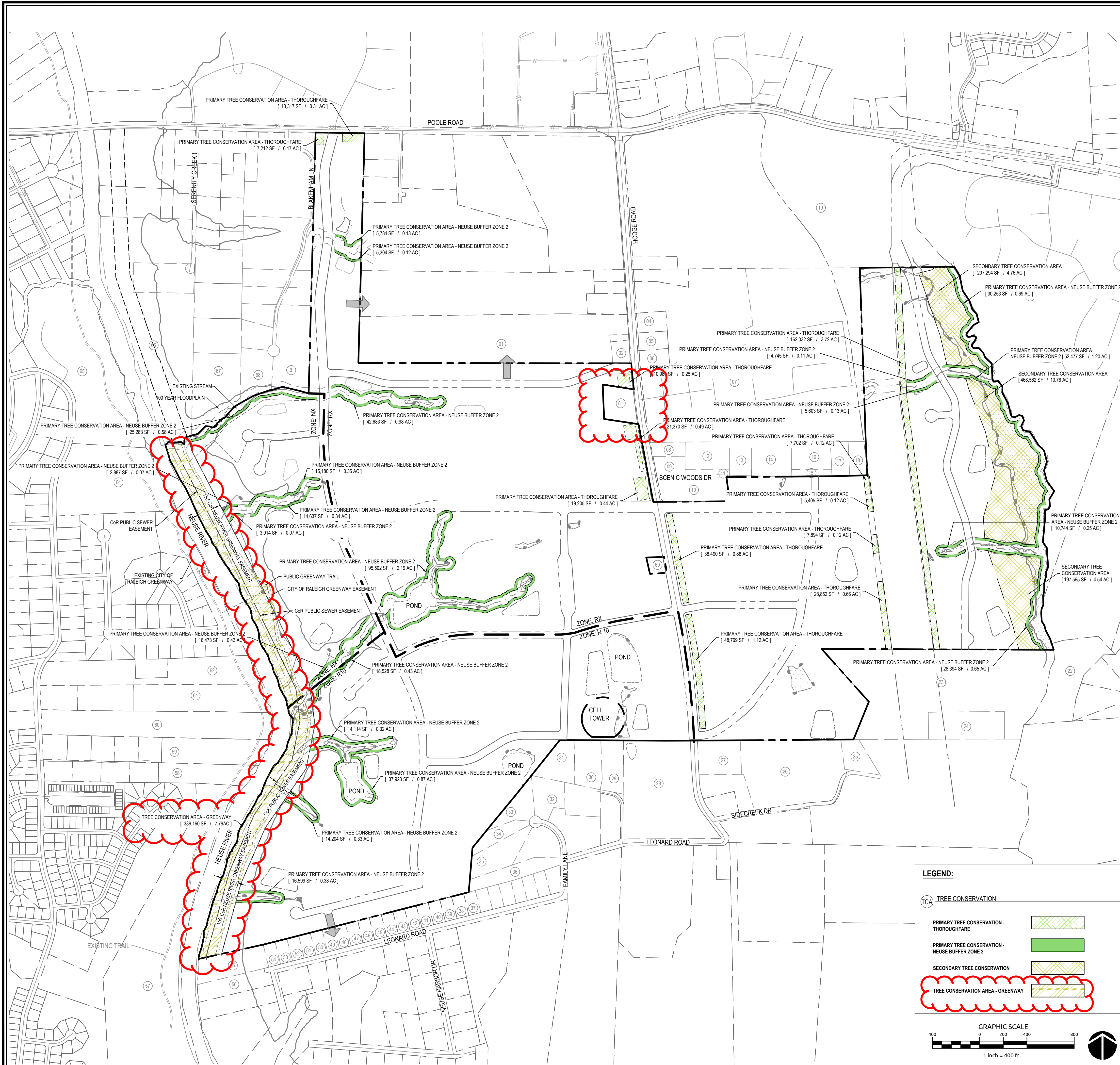
TRAFFIC ENGINEER



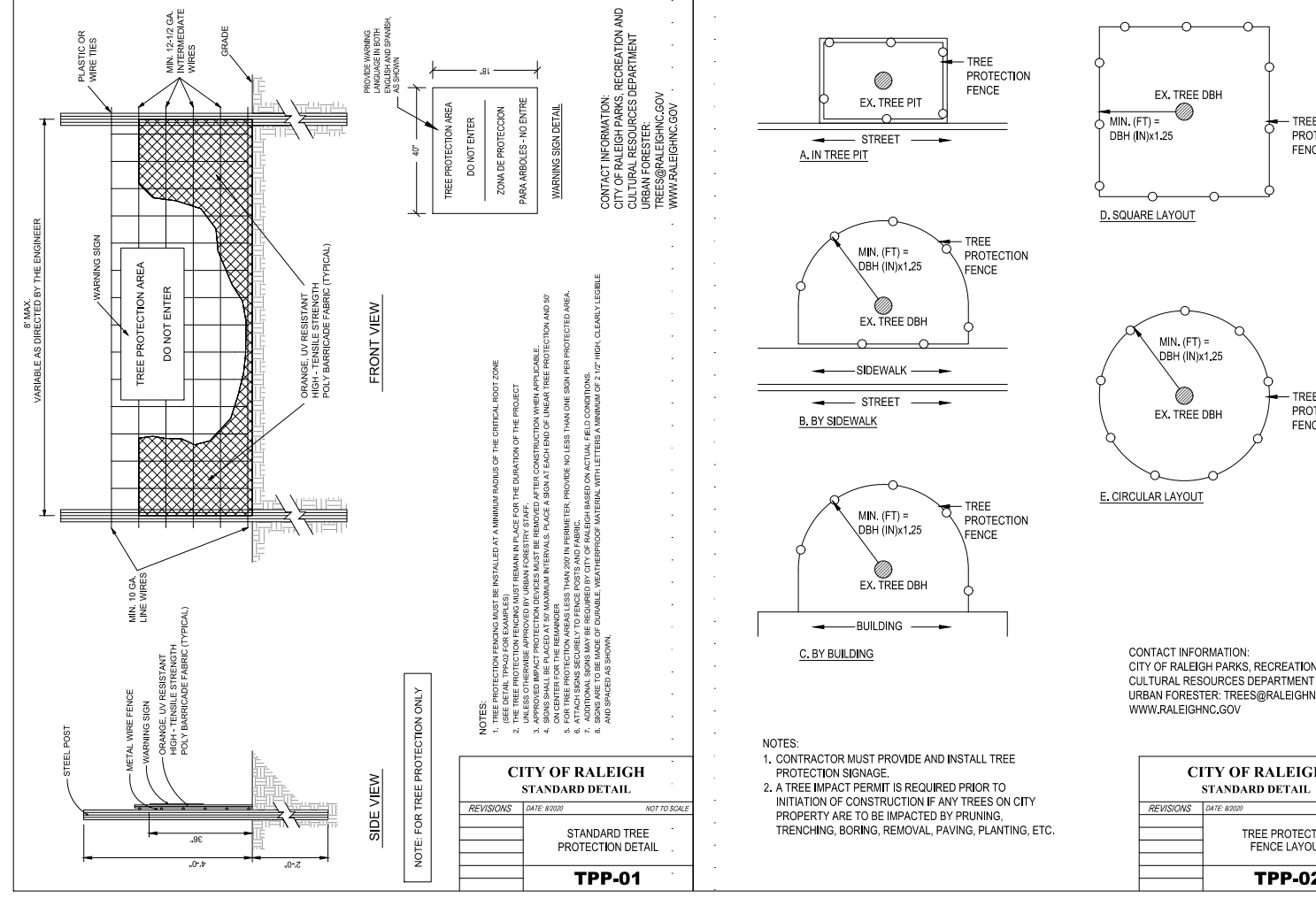
EXULT ENGINEERING, PC
(984) 500-5426
304 W MILLBROOK RD, RALEIGH NC 27609



K:\2020\04\02\200456\hodge road\assemblage\CAD\drawing\tpd\Sheet 3.3 Tree Conservation.dwg Thursday, November 3, 2022 11:13:19 AM VEBEY, CAU



Tree Conservation Plan Data Sheet			
UDO Article 9.1 Tree Conservation			
(Include applicable information on the plan sheet)			
Project Name:	HODGE ROAD ASSEMBLAGE PD MASTERPLAN		
Gross Site Acres:	531.42 AC	ac	
Right-of-way to be dedicated with this project:	111.57 AC	ac	
Net Site Acres:	419.85 AC	ac	
	Number of Acres	Percent of Tract	
UDO 9.1.4.A. Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SHOD 1	ac	%	
1. Primary Tree Conservation Area - SHOD 2	ac	%	
2. Primary Tree Conservation Area - Parkway Frontage	ac	%	
3. Primary Tree Conservation Area - CM	ac	%	
4. Primary Tree Conservation Area - MPOD	ac	%	
5. Primary Tree Conservation Area - Champion Tree XX" dbh species	ac	%	
6. Primary Tree Conservation Area - Neuse Buffer Zone 2	10.57	2.52	%
7. Primary Tree Conservation Area - 45% Slopes	ac	%	
8. Primary Tree Conservation Area - Thoroughfare	8.52	2.03	%
Subtotal of Primary Tree Conservation Areas:	19.09	4.55	%
UDO 9.1.4.D.2 Tree Conservation Area - Greenway			
	7.79	1.85	%
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas			
(Include perimeter buffers and their alternate compliance areas)	15.29	3.64	%
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas			
(Include individual trees and their alternate compliance areas)	ac	%	
Subtotal of Secondary Tree Conservation Areas:	ac	%	
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	42.18	10.00	%
UDO 9.1.9. Watershed Protection Overlay Districts			
UWPOD - Wooded Area (preserved)	ac	%	
UWPOD - Wooded Area (planted)	ac	%	
FWPOD - Wooded Area (preserved)	ac	%	
FWPOD - Wooded Area (planted)	ac	%	
SWPOD - Wooded Area (preserved)	ac	%	
SWPOD - Wooded Area (planted)	ac	%	



TREE CONSERVATION AREA - GREENWAY CALCULATION:
PUBLIC GREENWAY IS PROPOSED ENTIRELY INSIDE OF THE COR SEWER EASEMENT
TOTAL HATCHED REGION = 719,594 SF
TOTAL AREA OF SEWER EASEMENT WITHIN GREENWAY EASEMENT = 380,434
AREA QUALIFIED FOR TREE CONSERVATION WITHIN GREENWAY EASEMENT = 339,160 SF / 7.79 AC

WithersRavenel
Engineers | Planners

**HODGE ROAD
PLANNED DEVELOPMENT**

TREE CONSERVATION

Job No. _____ Drawn By **WR**
Date **2021.02.02** Designer **WR**

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**

Revisions
1 ADD PARCELS 04/21/21
2 PER COR COMMENTS 12/14/21
3 PER COR COMMENTS 04/11/22
4 REMOVE 1 PARCEL & COR COMMENTS 10/24/22

Sheet No.
3.0

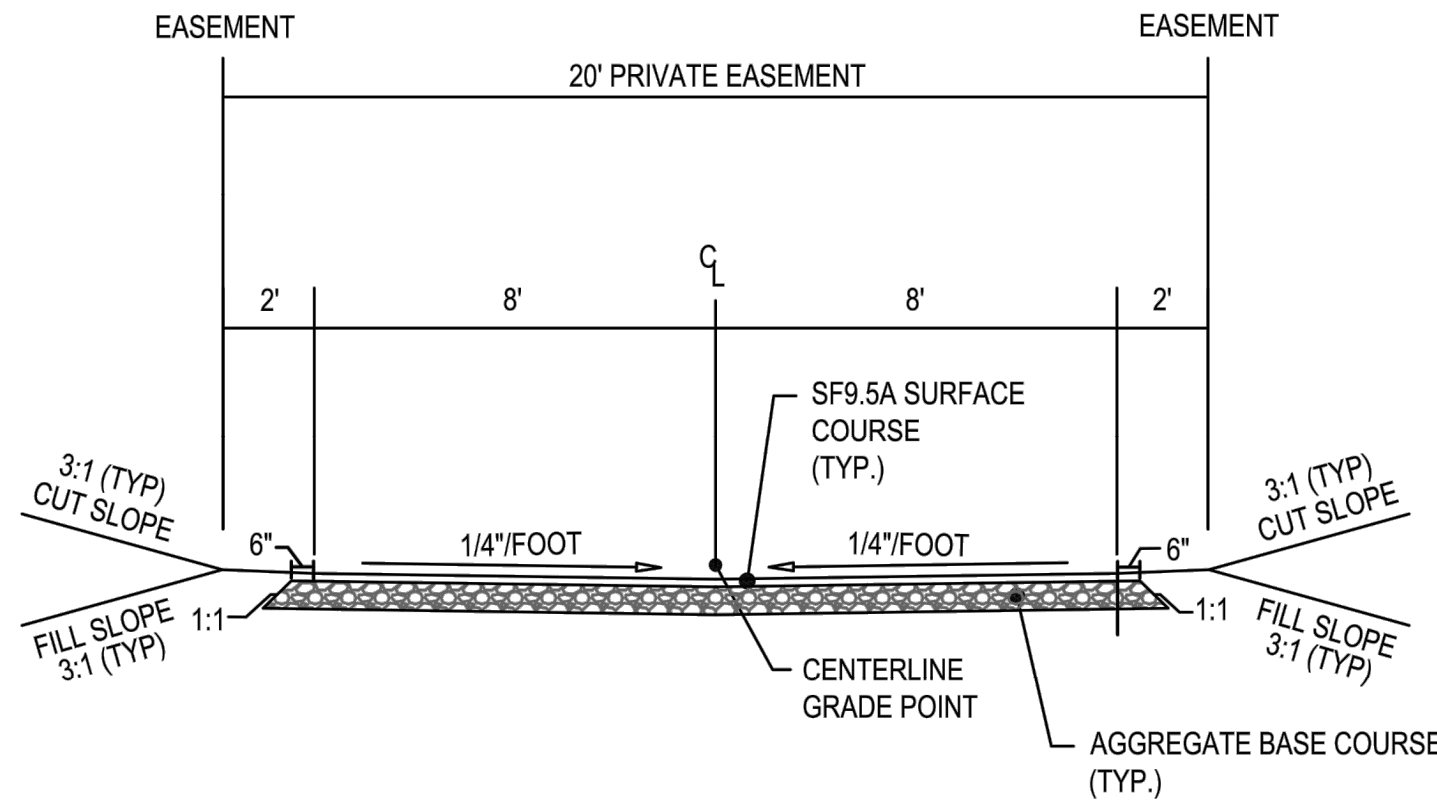


OPEN SPACE PLAN

Revisions		
1	ADD PARCELS	04/21/21
2	PER COR COMMENTS	12/14/21
3	PER COR COMMENTS	04/11/22
4	REMOVE 1 PARCEL & COR COMMENTS	10/24/22

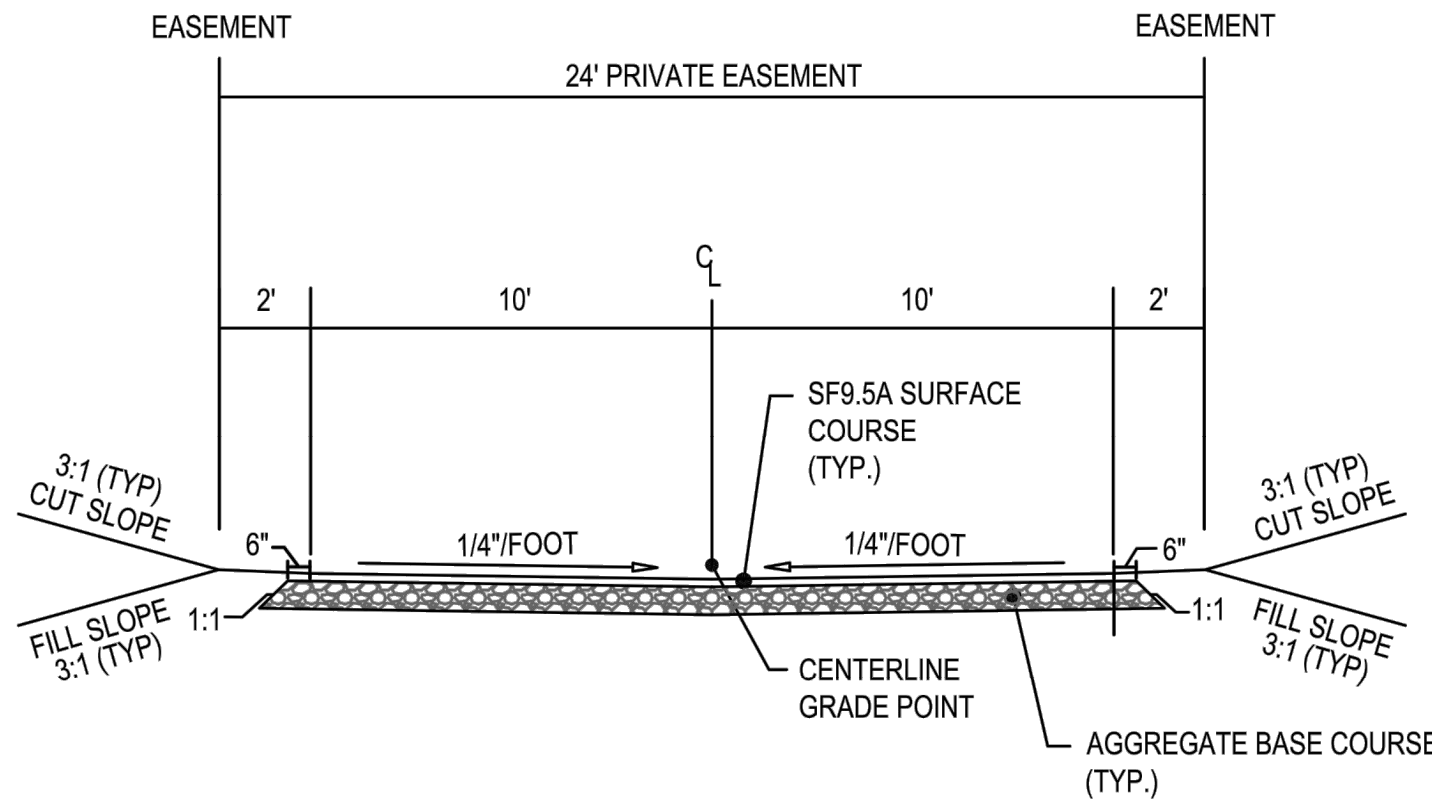
4.0

\\20120-04501.200458-hodge road assemblage\CAD\drawing sets\PD Plans\4.0 OPEN SPACE PLAN.dwg- Thursday, November 3, 2022 11:14:47 AM - HEISEY, CALI



16' ALLEY, 20' PRIVATE EASEMENT

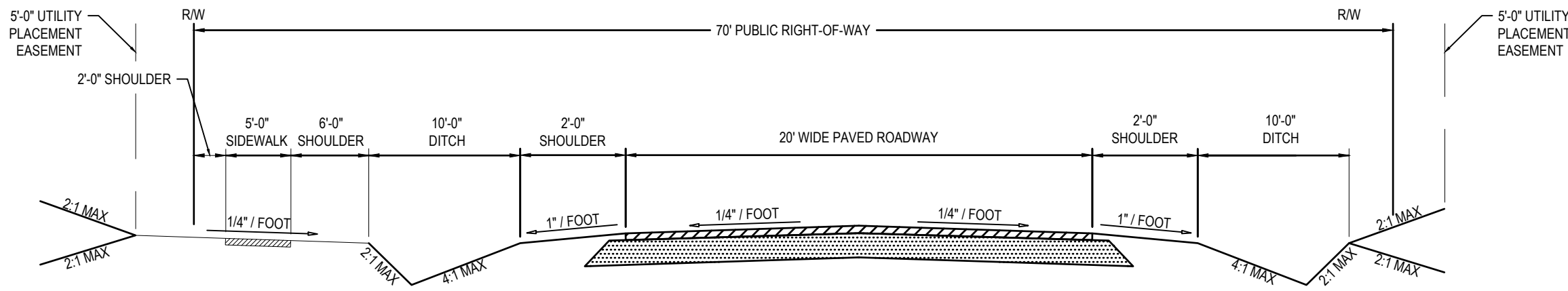
NTS



20' ALLEY, 24' PRIVATE EASEMENT

(FIRE SERVICE ROUTE)

NTS



70' PUBLIC R/W SENSITIVE AREA STREET (MODIFIED)

NTS

PD MODIFICATIONS TO STANDARD CITY OF RALEIGH ROAD SECTION:

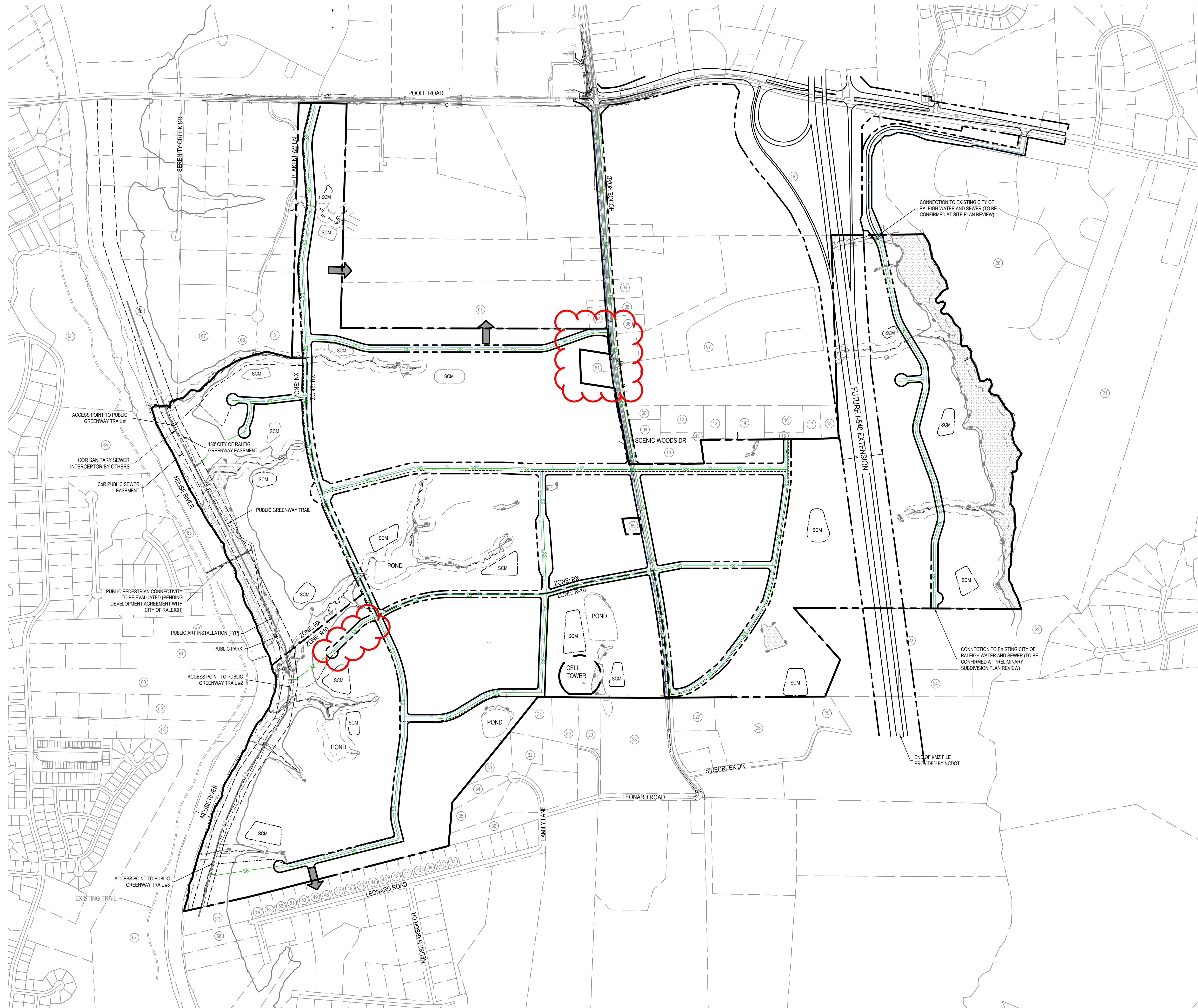
- REDUCED SHOULDER WIDTHS
- NO PARKING SIGNS
- SIDEWALK ON 1-SIDE ONLY

Job No.	----	Drawn By	WR
Date	2021.02.02	Designer	WR

PRELIMINARY
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CONSTRUCTION

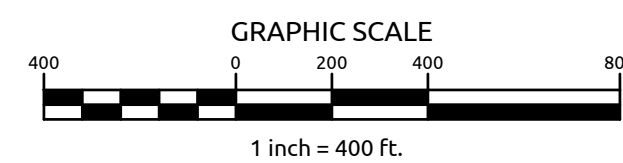
Revisions		
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3	PER COR COMMENTS	04/11/22
4	REMOVE 1 PARCEL & COR COMMENTS	10/24/22

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LEGEND

- SS EXISTING SEWER
- SS COR SANITARY SEWER INTERCEPTOR BY OTHERS
- SS PROPOSED SEWER
- W EXISTING WATER
- W PROPOSED WATER
- PD BOUNDARY



**HODGE ROAD
PLANNED DEVELOPMENT**

RALEIGH, NC

**STORMWATER & UTILITY
PLAN**

Job No.	----	Drawn By	WR
Date	2021.02.02	Designer	WR

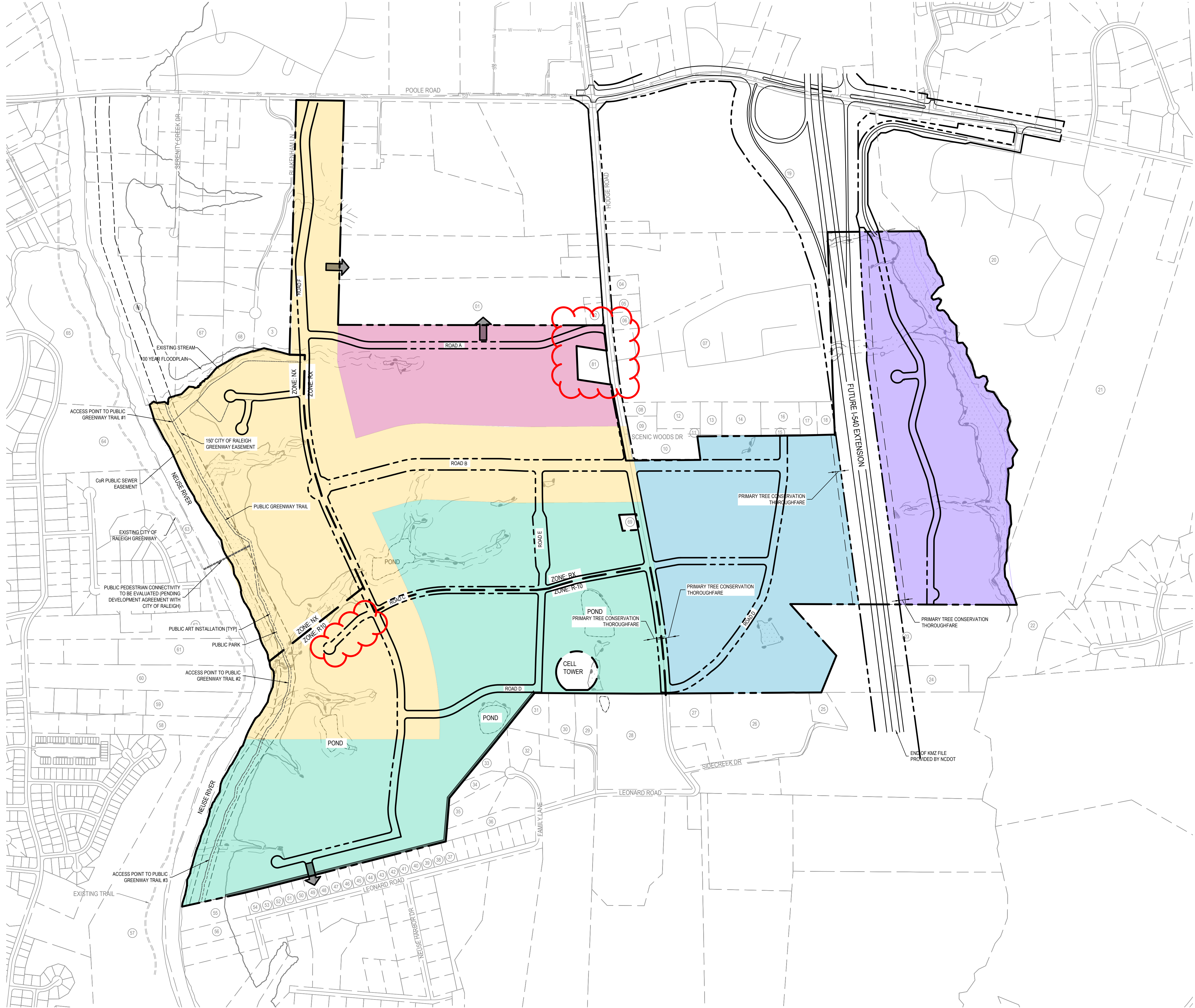
**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**

Revisions		
1	ADD PARCELS	04/21/21
2	PER COR COMMENTS	12/14/21
3	PER COR COMMENTS	04/11/22
4	REMOVE 1 PARCEL & COR COMMENTS	10/24/22

Sheet No.

6.0

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LEGEND

- PHASE 01
- PHASE 02
- PHASE 03
- PHASE 04
- PHASE 05
- PD BOUNDARY

PHASING

THE PHASING PLAN FOR THE HODGE ROAD ASSEMBLAGE PLANNED DEVELOPMENT DISTRICT IS STILL UNDER DEVELOPMENT AND WILL BE EXPANDED AFTER INPUT IS RECEIVED FROM THE CITY OF RALEIGH AND THE INFORMATION TO BE PROVIDED IN THE TRAFFIC IMPACT ANALYSIS. THE FOLLOWING CRITERIA WILL BE CONSIDERED IN THE DEVELOPMENT OF THE PHASING PLAN FOR THE HODGE ROAD ASSEMBLAGE COMMUNITY:

- COMPLETION OF THE EAST NEUSE SANITARY SEWER INTERCEPTOR AND PUMP STATION, CURRENTLY UNDER CONSTRUCTION
- DATA PROVIDED BY THE TRAFFIC IMPACT ANALYSIS, SCOPE OF THE TIA TO BE DETERMINED
- CONSTRUCTION SCHEDULE FOR FUTURE I-540 INTERSTATE, INCLUDING INTERCHANGE WITH AND IMPROVEMENTS TO HODGE ROAD

TRANSPORTATION:

THE HODGE ROAD ASSEMBLAGE PROPOSES AN AVENUE/2-LANE/DIVIDED COLLECTOR THAT IS PARALLEL TO HODGE ROAD TO PROVIDE A SECOND MEANS OF ACCESS TO THE LANDS SOUTH OF HODGE ROAD BETWEEN THE NEUSE RIVER AND FUTURE I-540. THE CONSTRUCTION TIMING OF THIS PARALLEL AVENUE WILL BE A CRITICAL COMPONENT OF THE PHASING PLAN. THE MASTER PLAN SHALL INCORPORATE RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS TO ENSURE ADEQUATE CONNECTIVITY AND CAPACITY IS PROVIDED TO SERVE THE PROPOSED DEVELOPMENT.

OPEN SPACE:

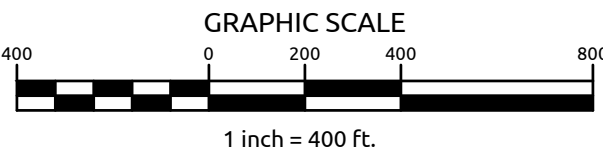
OPEN SPACE SHALL BE AN IMPORTANT COMPONENT OF THE HODGE ROAD ASSEMBLAGE COMMUNITY MASTER PLAN, AND THE SCHEDULE FOR DEDICATION OF OPEN SPACE SHALL BE DELINEATED IN THE PHASING PLAN. OPEN SPACE SHALL PRIORITIZE PRESERVATION OF ENVIRONMENTALLY SENSITIVE FEATURES AND ACTIVE USER/CREATIONAL AREAS FOR USE BY THE RESIDENTS OF THE COMMUNITY. OPEN SPACE SHALL BE DEDICATED IN A TIMELY MANNER TO ENSURE THAT EARLY PHASES OF THE COMMUNITY HAVE ACCESS TO OPEN SPACE LANDS.

PUBLIC UTILITIES:

THE EXTENSION OF PUBLIC UTILITIES SHALL BE A COMPONENT OF THE PHASING PLAN FOR THE HODGE ROAD ASSEMBLAGE PLANNED DEVELOPMENT. CURRENTLY THE CLOSEST CORIPIED WATER MAIN IS LOCATED IN HODGE ROAD. THE EXTENSION OF WATER MAINS IN HODGE ROAD AND THE FUTURE PARALLEL AVENUE/2-LANE DIVIDED STREET THAT IS PROPOSED TO RUN PARALLEL TO HODGE ROAD WILL ENSURE ADEQUATE WATER SUPPLY TO THE COMMUNITY. THE EAST NEUSE INTERCEPTOR SANITARY SEWER PROJECT CURRENTLY UNDER CONSTRUCTION BY THE CITY OF RALEIGH WILL PROVIDE ACCESS TO THE HODGE ROAD ASSEMBLAGE PLANNED DEVELOPMENT.

NOTES:

- PHASING BOUNDARIES ARE APPROXIMATE.
- PHASES NEED NOT BE BUILT IN NUMERICAL ORDER.
- SUB-PHASING SHALL BE DETERMINED AT TIME OF PRELIMINARY SUBDIVISION PLAN



Job No.	----	Drawn By	WR
Date	2021.02.02	Designer	WR

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

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HODGE ROAD PLANNED DEVELOPMENT
Raleigh, North Carolina



3D Illustrative Plan
021042 | October 08, 2021
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HODGE ROAD PLANNED DEVELOPMENT
Raleigh, North Carolina

View 1 - Street Condition - Neighborhood Yield
021042 | October 08, 2021
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HODGE ROAD PLANNED DEVELOPMENT
Raleigh, North Carolina

View 2 - Street Condition - Avenue 4-Lane Divided
021042 | October 08, 2021
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**HODGE ROAD
PLANNED DEVELOPMENT**

RALEIGH, NC

3D ILLUSTRATIVE PLAN

Job No.	021042	Drawn By	WR
Date	2021.02.02	Designer	WR

**PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION**

Revisions		
1	ADD PARCELS	04/21/21
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Sheet No.

9.0