

ORDINANCE NO. (2020) 154 ZC 805

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF RALEIGH WHICH IS CODIFIED IN PART 10 OF THE CITY OF RALEIGH CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That the Zoning District Map, which is codified in Part 10 of the City of Raleigh Code, be and the same is hereby amended as follows:

- 1. Z-14-19/MP-1-19 – 1208 South Blount Street**, in the block bounded by Blount, Bragg, Branch, and Person streets, consisting of Wake County PIN 1703738654. Approximately 3.8 acres rezoned to Planned Development (PD).

Master Plan dated: October 5, 2020

CAROLINA COACH MIXED USE MASTER PLAN OCTOBER 5, 2020

1. INTRODUCTION

This document and the associated plan sheets submitted herewith (collectively, the Master Plan) are provided pursuant to the Unified Development Ordinance for the Planned Development district for the Carolina Coach Mixed Use development (the “Project”). The Project concerns the 3.84 acres located on the southeast quadrant of the S. Blount Street and Bragg Street intersection. The property is located a few blocks south of the Downtown area, which is bounded by Martin Luther King Jr. Boulevard to the south; the railroad tracks from Raleigh Union Station are approximately 300 feet west of the property. The Master Plan proposes a mixed-use development consisting of residential, commercial and open space land uses with building heights of five (5) stories maximum. Commercial space will be located at block intersections and/or along the Bragg Street frontage.

2. STATEMENT OF INTENT

The proposed development meets the intent of the PD District set forth in UDO Section 4.1.1.F. in multiple ways. The PD District allows the applicant to modify various UDO standards that better enable the applicant to develop a more compact, pedestrian-friendly, mixed-use project than would otherwise be possible without the modifications.

3. COMPREHENSIVE PLAN CONFORMANCE

The Future Land Use Map identifies the property as Neighborhood Mixed Use. Neighborhood Mixed Use encourages a mix of commercial uses that serve the immediately surrounding neighborhood, residential uses and mixed uses. Neighborhood Mixed Use encourages pedestrian-oriented mixed-use developments, and acknowledges that four-to-

five-story buildings may be appropriate in walkable areas with pedestrian-oriented businesses. Additionally, the property is located in the South Park Area Plan boundaries, and identified as a portion of the “South Park Focal Point”. The focal point encourages commercial, office and residential uses to create neighborhood focal point and economic development opportunity for the South Park area. The Project is consistent with this policy guidance given the proposed commercial, residential and open space land uses that work together to further the area plan’s mission for a South Park focal point.

4. URBAN DESIGN GUIDELINE CONFORMANCE

The property is located within a Core/Transit area on the Urban Form Map, but is also within 150’ of a low- to moderate-density residential community; thus, the property should be considered a General area to evaluate the Project’s proposed height. Properties zoned Neighborhood Mixed Use and considered General areas are recommended to cap building height at four stories and sixty-two feet (62’). While the Project proposes a maximum height of five stories, only four stories are to be used as livable space. Additionally, the Project limits maximum building height to fifty-five feet (55’). By placing use restrictions on the fifth story and lowering the maximum building height (in feet) below that of a typical four-story building, the Project conforms with relevant Urban Design principles.

The Project complies with many of the Urban Design Guidelines. First, the Person Street right-of-way and building setbacks provide an urban street design by placing buildings close to the street. The majority of the project’s building mass will be 4 stories, with provisions made for rooftop access. The property encompasses an entire block and has no abutting properties. Bragg Street (planned for a 64’-wide right-of-way) and S. Person Street (planned for a 77’-wide right-of-way) provide adequate separation from the property to the single-family residences across both streets. This buffer follows the intent of the UDO’s Neighborhood Transition regulations, and is consistent with the Urban Design guidance in Policy UD 2.4 Transitions in Building Intensity. Second, the north-south orientation of the condominium units will line Blount and Person Streets with buildings and primary entrances per Policy UD 2.1 Building Orientation, which allows for green space accessibility along Branch and Bragg Streets; this site layout will enhance the physical definition of the block and increase pedestrian interest per Urban Design Guidelines 6 and 7. Third, additionally, the Project’s sidewalk improvements will promote walkability along the entire block perimeter, with primary pedestrian access to the open area on the less-travelled Bragg and Branch Streets. Lastly, all of the aforementioned streets will be lined with street trees that both buffer residences from the right-of-way and offer shade for pedestrians. In sum, the Project’s adherence to the Urban Design Guidelines should create a space that is welcoming to both residents and South Park neighbors.

5. GENERAL DESIGN PRINCIPLES CONFORMANCE

The Project complies with many of the General Design Principles set forth in UDO section 4.7.5. Specifically, the Project includes the opportunity to provide condominium

units with rooftop terrace access alongside commercial space, and it proposes a compact, well-integrated mix of land uses instead of such uses being widely separated and buffered. The Master Plan also incorporates a green space within the center of the development to create an active open space and to break down the scale of the development to compliment the nearby single-family residential uses. The Master Plan also ensures compatibility with surrounding land uses by acting as a transition in both use and scale from industrial uses to the west and to lower-density South Park Historic District to the east. Additionally, the Project's open space - with its north-south orientation - provides access via Branch and Bragg Streets, and creates continuity in active space with nearby Bragg Street Park. The Project anticipates providing a mix of residential and non-residential uses. The urban design, build-to standards and parking standards ensure that buildings will front along the streets and parking will be located behind buildings, creating a pedestrian- friendly environment.

6. BLOCK PERIMETER

The block perimeter shall be established by the intersections of Bragg, Person, Branch and Blount Streets. This block perimeter totals approximately 1,650 feet, and conforms to the Block Perimeter standards in Section 8.3.2 of the UDO.

7. STREET SECTIONS

Map T-1 of the Comprehensive Plan identifies both S. Blount Street and S. Person Street as Avenue 4-Lane, Parallel Parking. Currently, both are one-way streets. It is the City of Raleigh's practice to designate two halves of a one-way pair system together as a median divided street section. Thus, each street includes two travel lanes, a bicycle lane, and parallel parking on both sides of the street, resulting in a forty-five feet (55')-wide street and a seventy-seven feet (77')- wide right-of-way. While not designated on Map T-1, Bragg Street and Branch are considered Neighborhood Streets by the Transportation Department. The improvements for all four streets are shown on Master Plan sheet C5.01.

8. LAND USES & INTENSITY

- A. Base District. The base district for this Planned Development district shall be the Neighborhood Mixed Use (NX) district. All permitted, limited and special principal uses and accessory uses permitted in the -NX district shall be permitted, limited and/or special uses on the property in accordance with the UDO, except as otherwise modified by this Master Plan.
- B. Overall Maximum Development Intensity. The total amount of development on the Property shall not exceed the intensities for each use as set forth below:
 - i. Commercial-10,000 SF, which can be located in Mixed-Use and General building types
 - ii. Residential Dwelling Units - 100 units, which can be located in Apartment building types
 - iii. General Notes

1. The term “commercial” shall not act as a limitation or prohibition on those allowable Principal uses for NX- districts as shown in UDO Section 6.1.4., unless specifically prohibited in Section 10 of this Master Plan.
 2. Any principal use other than a residential dwelling unit shall be classified as “commercial” for this Master Plan.
- C. Tract A Maximum Development Intensity: The total amount of development on the Property shall not exceed the intensities for each use as set forth below:
- i. Residential Dwelling Units - 100 units, which can be located in Apartment building types
- D. Tract B Maximum Development Intensity: The total amount of development on the Property shall not exceed the intensities for each use as set forth below:
- i. Commercial-10,000 SF, which can be located in Mixed-Use and General Building types

9. MODIFICATIONS

- A. Parking Standards - The Planned Development shall comply with the Downtown District (DX-) vehicle parking standards in UDO Section 7.1.3. It is expressly understood that the vehicle parking maximum standard of UDO Section 7.1.3.A.1.a. shall not apply. All parking to be accessed by private alley.
- B. Vehicle Parking Lot Islands - The vehicle parking lot island requirements in UDO Section 7.1.7 shall not apply to parking spaces located within a building’s footprint.
- C. Utility Easement - There shall be no five-foot (5’) utility easement requirement along Person Street and Blount Street.
- D. Street sections will be those shown on Sheet C.5.01 Typical Roadway Sections.
- E. 10% of the gross site area will be open space, and will be located on Tract A.
- F. Outdoor amenity area will not be required for Tract A or Tract B.
- G. The following base dimensional standards, also found in Table 1 of Sheet C3.00, shall apply for any Apartment building type:
- i. The minimum lot area shall not apply.
 - ii. The maximum lot area shall not apply.
 - iii. The building width in primary build-to (min.) shall be 55%.
 - iv. The building width in side build-to (min.) shall be 20%.
 - v. The ground floor elevation (min) shall be 0’.
 - vi. The blank wall area (max.) standard shall not apply along Bragg Street and Branch Street.
- H. The following base dimensional standards, also found in Table 1 of Sheet C3.00, shall apply for any General building type:
- i. The maximum lot area shall not apply.
 - ii. The building/structure setbacks from an alley (min.) shall be 4’.

- I. The following base dimensional standards, also found in Table 1 of Sheet C3.00, shall apply for any Mixed Use building type:
 - i. The maximum lot area shall not apply.
 - ii. The building/structure setbacks from an alley (min.) shall be 4’.
 - iii. The ground story height, floor to floor (min.) shall be 11’.
 - iv. The ground story (min.) transparency standard shall be 33%.

10. ADDITIONAL DEVELOPMENT STANDARDS

- A. The following principal uses as listed in UDO section 6.1.4 shall be prohibited:
 - i. Vehicle fuel sales
 - ii. Vehicle sales/rental
 - iii. Detention center, jail, prison
 - iv. Vehicle repair (minor)
- B. The maximum building height for any building on Tract A will be 5 stories and fifty- five feet (55’). The maximum building height for any building on Tract B will be 3 stories and fifty feet (50’).
- C. The fifth floor of any building containing residential dwelling units shall be limited to the following uses: conditioned space will be limited to vertical circulation, including stairs, landings, and vestibules; the remainder will be open air decks.
- D. Build-To standards for the General and Mixed Use building types shall follow Table 1 of Master Plan sheet C3.00.
- E. The maximum blank wall area for a General building type shall be 20’.
- F. The Project shall comply with NX- sign standards.
- G. Building orientation - A minimum of 40% of units will have a primary pedestrian access on the public streets. The remaining units will have primary pedestrian access from the common open space which is ADA-accessible.
- H. The facades of the building shall be constructed from one or more of the following materials: glass, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding, native and manufactured stone, and pre-cast concrete.
- I. Synthetic stucco (EIFS) and vinyl shall be prohibited as building siding materials. However, vinyl windows, decorative elements and trim are permitted.
- J. Developer shall engage a local artist to create on-site art that recognizes the history and significance of the South Park neighborhood. Said art shall be maintained and preserved by the property owners’ association responsible for common area maintenance.
- K. The Open Space shall be publicly accessible. No barriers shall be erected to prevent the Open Space from public accessibility.

CAROLINA COACH

1208 S. BLOUNT ST.
RALEIGH, NC

PLANNED DEVELOPMENT MASTER PLAN

MP-1-19
Z-14-19

TRANSACTION 593222
SUBMITTED ON APRIL 3, 2019
RESUBMITTED ON MARCH 26, 2020
THIRD SUBMITTAL ON SEPTEMBER 13, 2019
FOURTH SUBMITTAL ON MARCH 26, 2020

SHEET INDEX	
SHEET NO.	SHEET NAME
C0.00	COVER
C1.00	EXISTING CONDITION PLAN
C3.00	DEVELOPMENT AND PARKING PLAN
C5.00	PEDESTRIAN CIRCULATION GREENWAY CONNECTION PLAN
C5.01	TYPICAL ROADWAY SECTIONS
C5.02	TYPICAL STORMWATER PLAN
C6.00	OVERALL UTILITY PLAN UTILITY SERVICE PLAN
L1.00	TREE CONSERVATION PLAN
A1.00	ARCHITECTURAL ILLUSTRATIONS

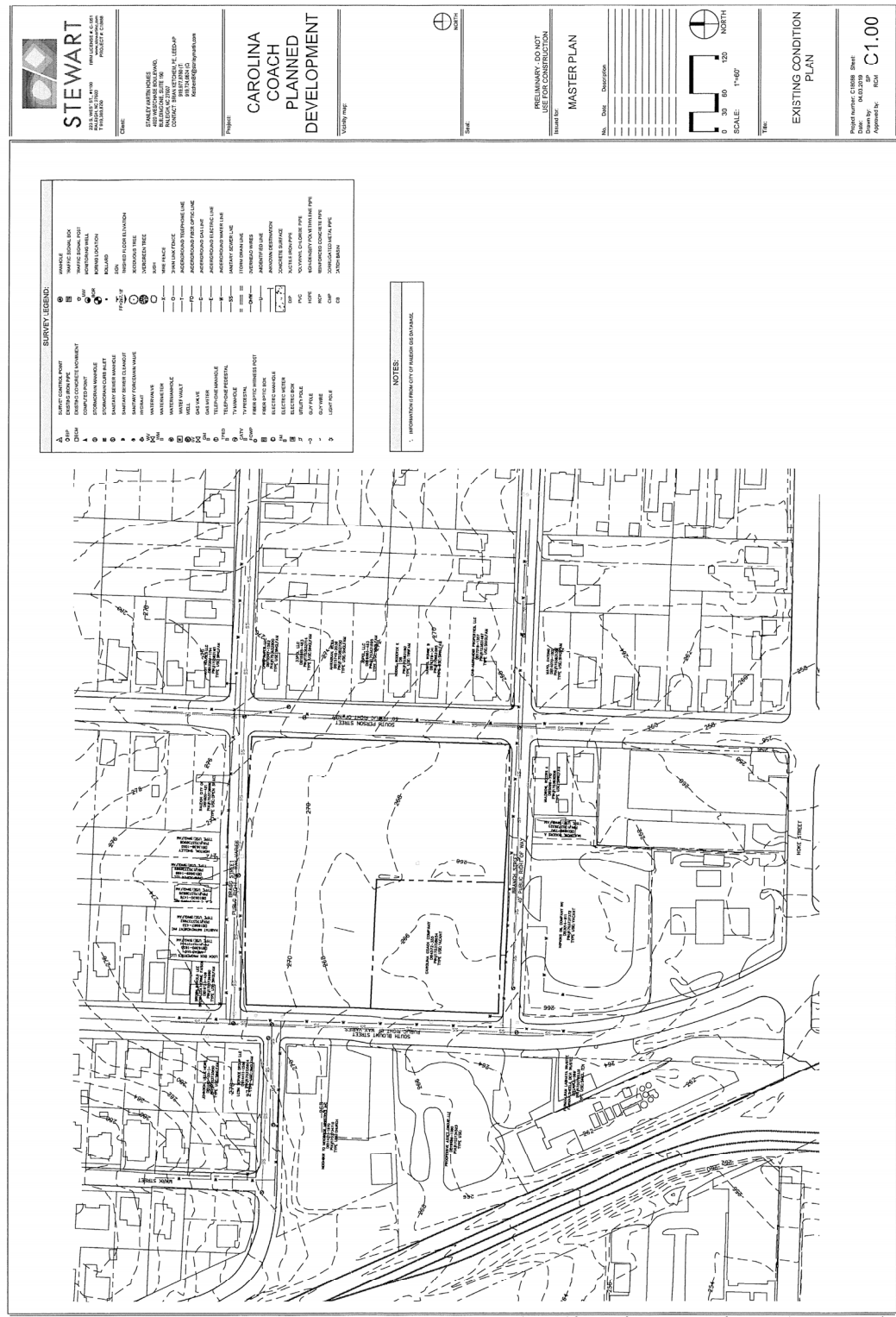
- NOTE:
1. REFER TO CAROLINA COACH MIXED USE MASTER PLAN
 2. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE NC SIGN STANDARDS WILL APPLY.

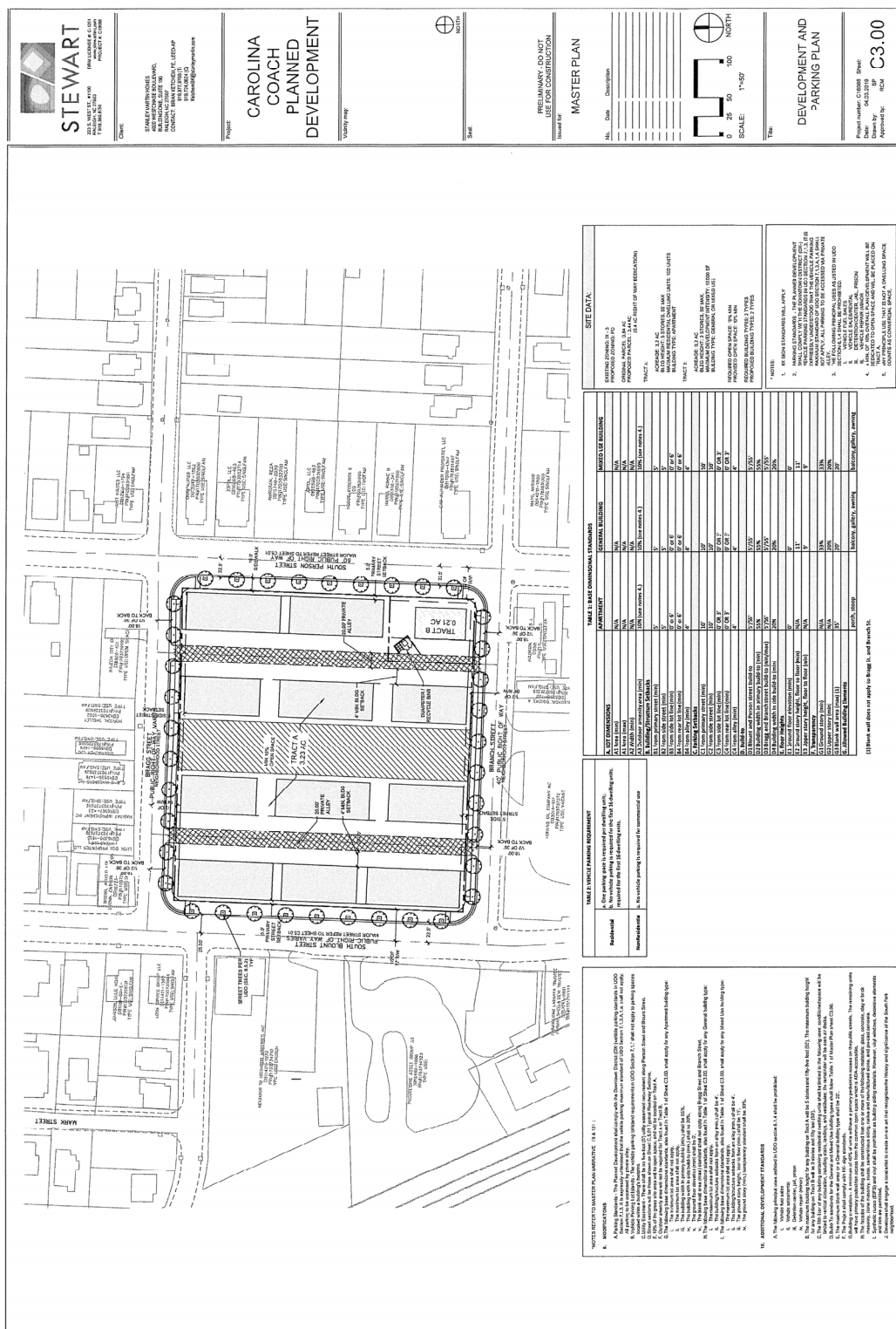


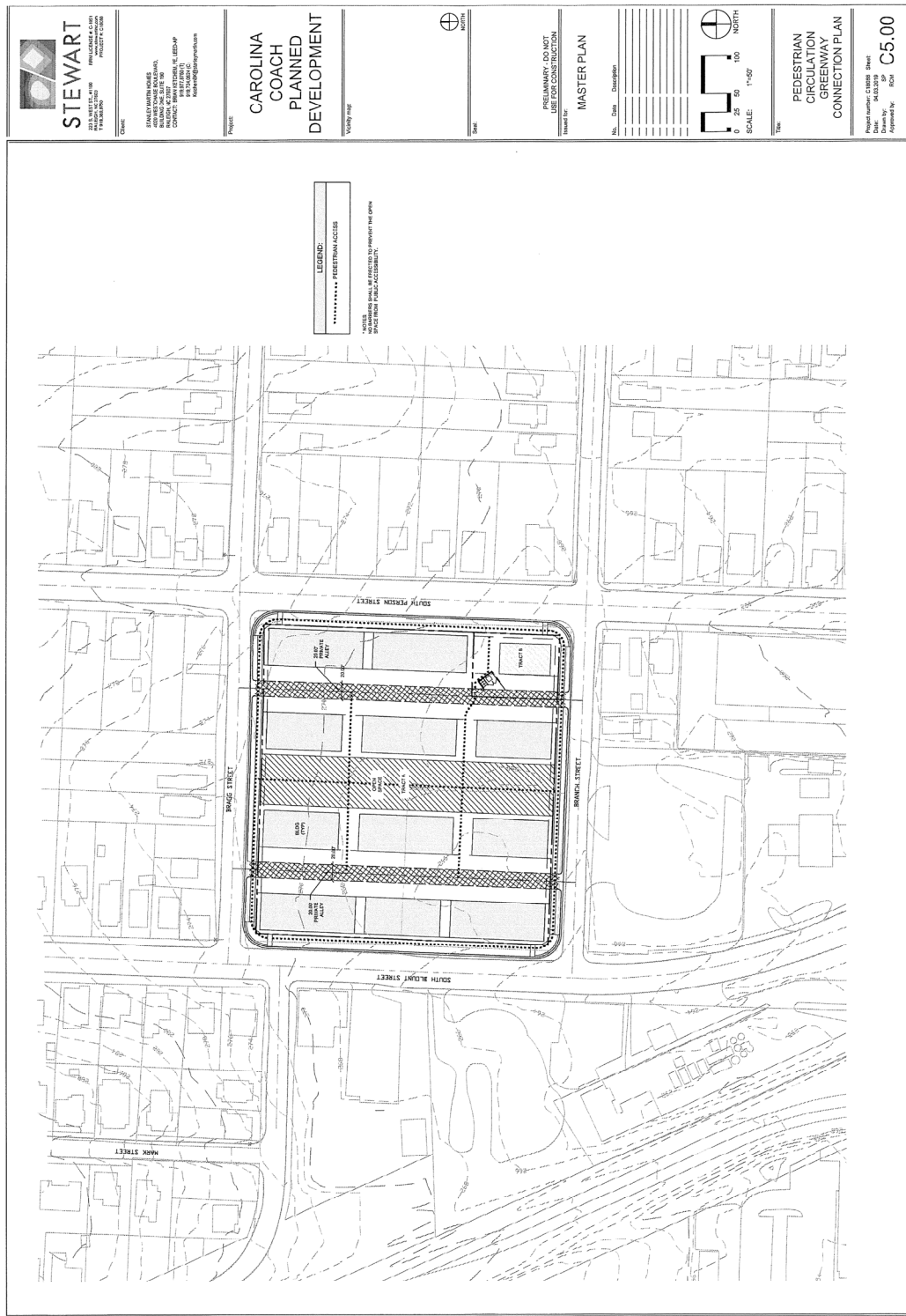
VICINITY MAP
SCALE: 1" = 200'

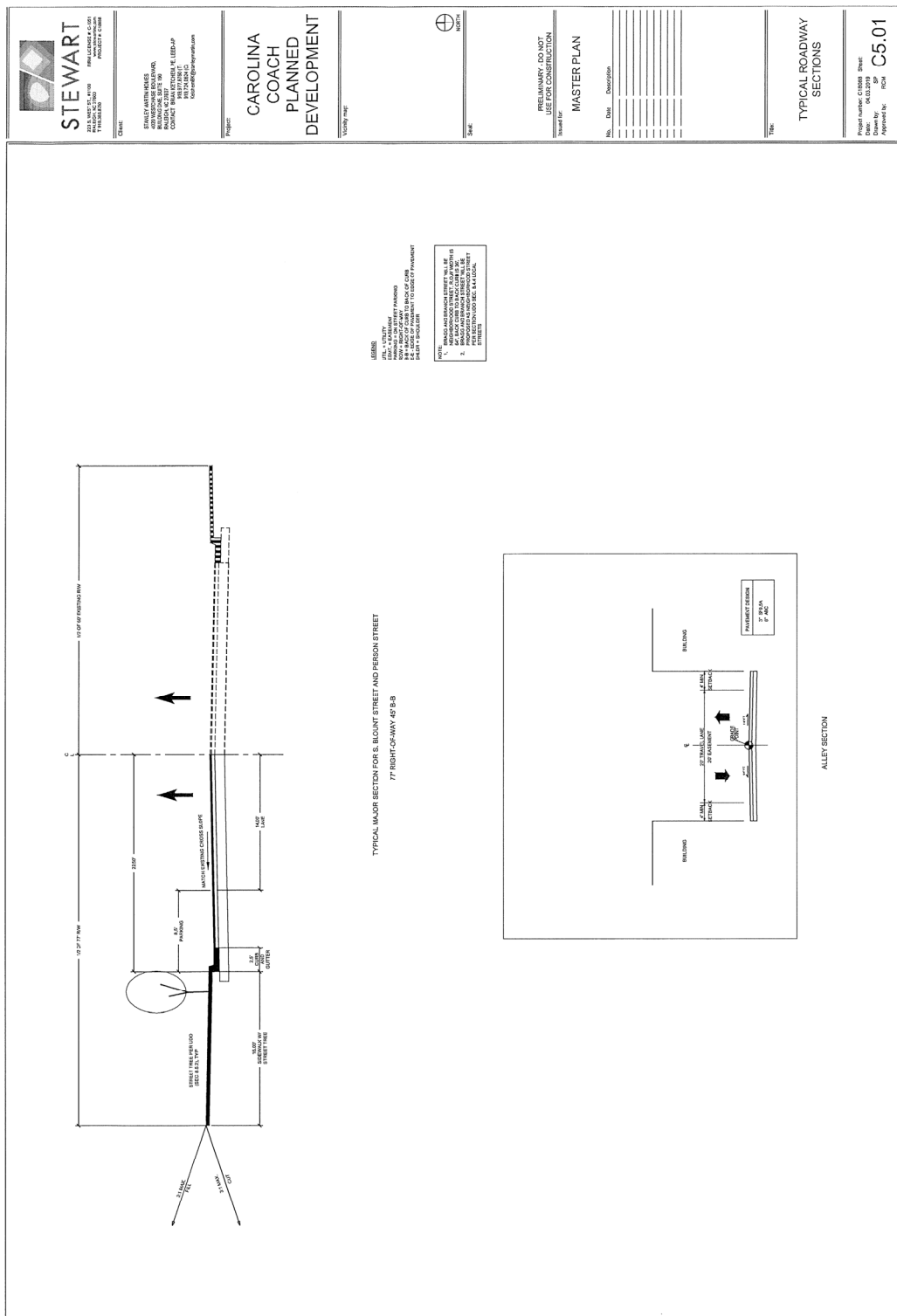
LOCATION: 1208 S BLOUNT STREET
PIN: 703798654
PROPOSED: MIXED-USE INDUSTRIAL MIXED USE WITH 3 STORIES (I-X-3)
PROPOSED ZONING: PLANNED DEVELOPMENT
INSIDE CITY LIMITS: YES
TOTAL SITE AREA: 3.84 ACRES

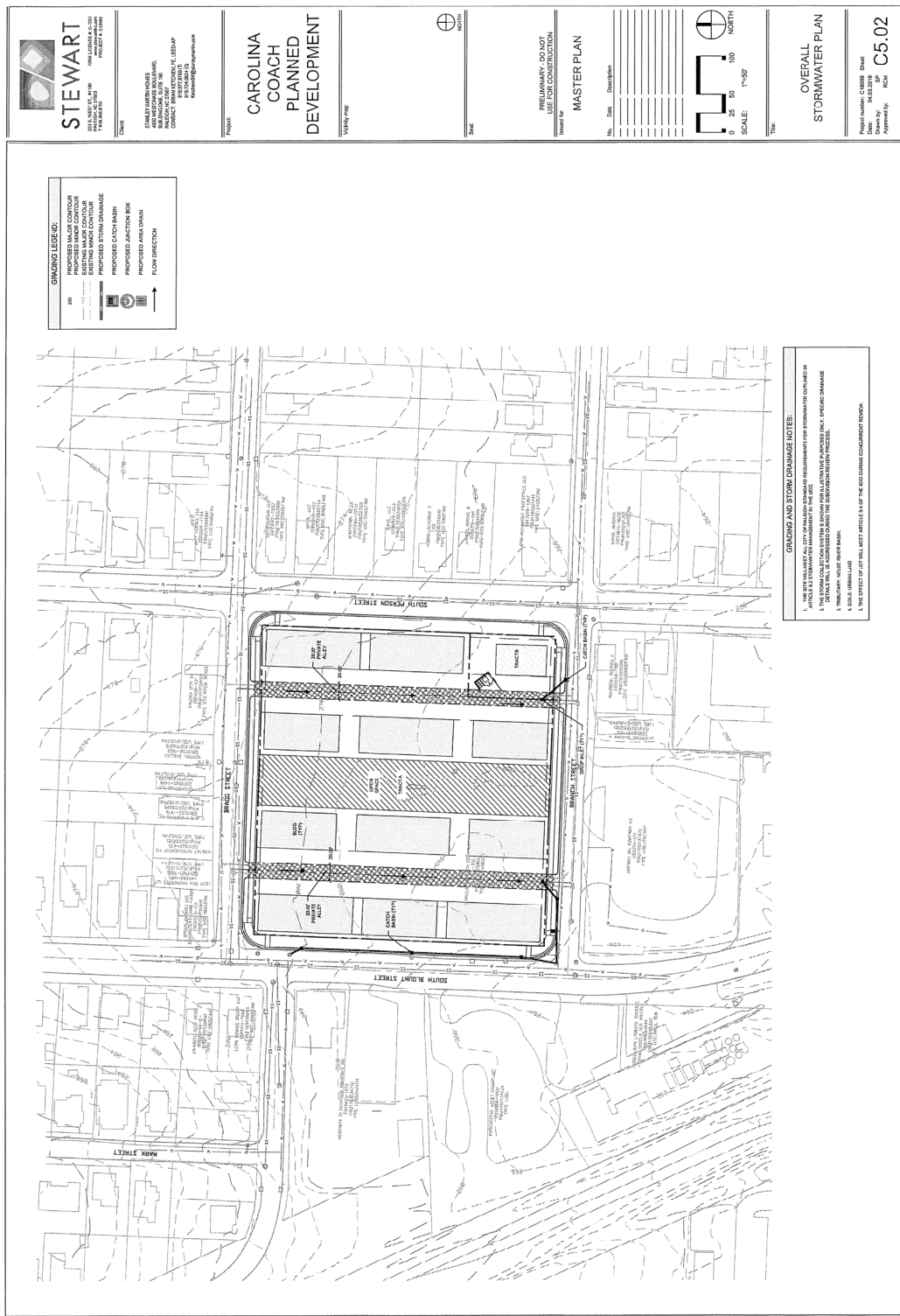
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3803, 3804, 3805, 3806, 3807, 3808, 3809, 3810, 3811, 3812, 3813, 3814, 3815, 3816, 3817, 3818, 3819, 3820, 3821, 3822, 3823, 3824, 3825, 3826, 3827, 3828, 3829, 3830, 3831, 3832, 3833, 3834, 3835, 3836, 3837, 3838, 3839, 3840, 3841, 3842, 3843, 3844, 3845, 3846, 3847, 3848, 3849, 3850, 3851, 3852, 3853, 3854, 3855, 3856, 3857, 385

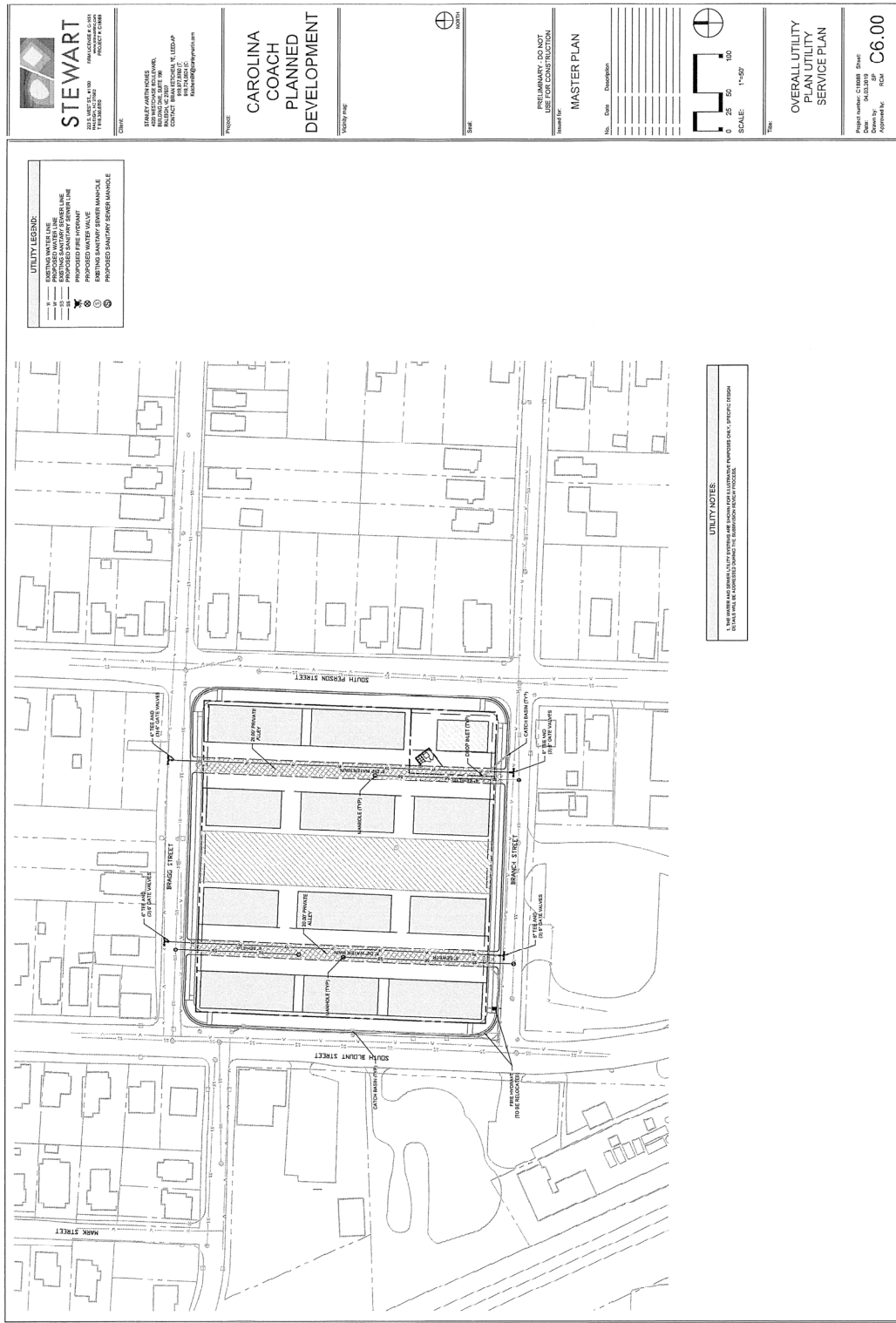














<p>BIRD'S EYE LOOKING SOUTH EAST Branch Street and South Person Street front</p> 	<p>BIRD'S EYE LOOKING NORTHWEST Branch Street and South Person Street back</p> 	<p>PERSPECTIVE VIEW Community Two - Story Retail</p> 
<p>PERSPECTIVE VIEW Branch Street Looking to Private Alley</p> 	<p>PERSPECTIVE VIEW Branch Street Looking to Open Space</p> 	<p>PERSPECTIVE VIEW South Blount Street and Bragg Street</p> 
<p>PERSPECTIVE VIEW Neighborhood Looking to Retail Store, Residential end Open Space</p> 	<p>PRECEDENT IMAGE Stanley Martin - Riverview at Rocketts Landing</p> 	<p>PRECEDENT IMAGE Stanley Martin - Blount Street Commons</p> 



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 ARCHITECTURAL
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 stewartarchitect.com

CLIENT: STANLEY MARTIN
 400 W. 10TH AVE SUITE 100
 FARGO, ND 58103
 PROJECT: COMMUNITY TWO
 PROJECT NO: 2020-001

PROJECT: CAROLINA COACH PLANNED DEVELOPMENT

Scale: 1" = 100'

North Arrow

PRELIMINARY - NOT FOR CONSTRUCTION

Master Plan

No.	Date	Description

SCALE: N.T.S.

DATE: 11/11/2020

PROJECT: CAROLINA COACH PLANNED DEVELOPMENT

ARCHITECTURAL ILLUSTRATIONS

Project Number: 2020-001
 Date: 11/11/2020
 Drawn by: [Name]
 Checked by: [Name]
 Scale: A1.00

2. **Z-9-20 – 3411 and 3503 Page Road; 10881 and 0 World Trade Boulevard**, being Durham County PINs 0758-43-30-3906.DW and 0758-42-37-3268.DW, and Wake County PINs 0758438105 & 0758426939, 0758425783. Approximately 14.7 acres are rezoned Industrial Mixed Use-Three Stories-Conditional Use (IX-3-CU).

Conditions dated: July 21, 2020

1. The following principal uses shall be prohibited on the property; residential uses, detention center, jail, prison, towing yard for vehicles, vehicle service as listed below: vehicle repair (major), vehicle repair (minor), and vehicle repair (commercial vehicle), waste-related service, and adult establishment.
2. Not more than a combined 10,000 gross square feet of retail and restaurant use shall be permitted.

3. **Z-14-20 – 0, 4225, 4229, 4237 Macon Pond Road**, southwest of its intersection with Edwards Mill Road, being Wake County PINs 0785534453, 0785533365, 0785532355, 0785531412. Approximately 4.32 acres are rezoned to Office Mixed Use - 5 stories - Conditional Use (OX-5-CU).

Conditions dated: September 28, 2020

1. The following uses will be prohibited:
 - a. Dormitory, sorority, or fraternity living
 - b. Boardinghouse
 - c. Outdoor sports or entertainment facilities
 - d. Hospitality house
 - e. Bed and breakfast
2. Office development shall not exceed 130,000 square feet, floor area gross.
3. Residential density shall not exceed 4 dwelling units per acre.
4. Retail and/or restaurant development shall not exceed 5,000 square feet floor area gross.
5. At the discretion of the City of Raleigh Department of Transportation, prior to issuance of a building permit the property owner shall dedicate a 15' x 20' transit easement along Edwards Mill Road and be responsible for constructing accompanying transit infrastructure. The transit infrastructure shall be constructed to the City of Raleigh standard details specified by the City of Raleigh Department of Transportation, and shall not exceed the following list of improvements:
 - Landing Pad
 - Transit Stop Pad
 - Sidewalk Connectivity
 - Trash Receptacle
 - Seating
 - Transit Shelter
6. Height shall be limited to 62 feet on the western side of the curved line shown on Exhibit A (the "Height Limit Line"), measured in accordance with City of Raleigh height requirements. On the eastern side of the Height Limit Line, height shall be

7. All dumpster(s) shall be located at least two hundred fifty (250) feet from the centerline of Macon Pond Road.
8. In addition to required street trees along Macon Pond Road, prior to the issuance of any Certificate of Occupancy, supplemental evergreen plantings having a minimum height of 12 feet at the time of planting shall be installed a maximum of 10 feet apart along the face of any parking deck within 20 feet of Macon Pond Road.
9. Lighting atop any parking structure shall be full cutoff and such light poles shall not exceed 15 feet in height.



MACON POND
EXHIBIT A: ILLUSTRATIVE PLAN VIEW

4. **Z-19-20 – 4300 and 4301 Fox Road**, at the northeast and southeast corners of Fox Road and Louisburg Road, approximately 0.7 miles north of New Hope Road, being Wake County PINs 1726947046 & 1726935704. Approximately 2.95 acres are rezoned to Neighborhood Mixed Use-4 stories-Conditional Use (NX-4-CU)

Conditions dated: October 16, 2020

1. The following principal uses, if otherwise allowed in the NX district, shall be prohibited uses on the Property: bar, nightclub, tavern, lounge; vehicle sales/rental; detention center, jail, prison.
 2. When a Street Protective Yard is not provided, an area having an average width of fifteen (15) feet along the Louisburg Road frontage of the property shall be landscaped with a minimum of four (4) shade trees and fifteen (15) shrubs per 100 lineal feet. Nothing In this condition shall be deemed as requiring the provision of a Street Protective Yard.
5. **Z-30-20 – 3929 Departure Drive**, approximately 500 feet south of its intersection with Spring Forest Road, being Wake County PIN 1716966708. Approximately 6.08 acres are rezoned to Residential Mixed Use - 5 stories (RX-5).

Conditions dated: None.

Section 2. That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinances which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

Section 4. This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council. No written comments were received by the City Clerk within twenty-four hours following the close of the public hearings for each rezoning application referenced herein.

Section 5. That this ordinance shall become effective as indicated below.

Adopted: November 4, 2020

Effective: November 9, 2020

Distribution: Planning and Development
Inspections
City Attorney
Transcription Services - Taylor