

ORDINANCE NO. (2020) 55 ZC 791

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP

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

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

- 1. Z-15-16 – Raven Ridge Road Planned Development**, being Wake County PINs 1728086952, 1728089520, and 1728180598. Approximately 19.98 acres located at the eastern quadrant of the intersection of Raven Ridge Road and Falls of the Neuse Road are rezoned to Planned Development (PD) w/ UWPOD.

Conditions dated: See attached Master Plan (MP-1-17) dated January 10, 2020.

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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 has been adopted following a duly advertised joint public hearing of the Raleigh City Council following a recommendation of the Planning Commission.

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

Adopted: February 4, 2020

Effective: February 4, 2020

Distribution: Planning
Inspections
City Attorney
Transcription Services – Taylor

RAVEN RIDGE MASTER PLAN

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 Raven Ridge development (the “Project”). The Project concerns the 19.98 acres located on the northeast quadrant of the Raven Ridge Road and Falls of Neuse Road intersection. The Property is located approximately 1.5 miles from Interstate 540. The Master Plan proposes a strictly residential development.

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 provide greater transparency and certainty to the public and surrounding residents regarding the location of buildings and building types, which is important given the forested character of the Falls North area and the transition to low density residential uses to the east. Additionally, the PD District allows the applicant to modify various UDO standards that better enable the applicant to develop a more compact residential project than would otherwise be possible without the modifications.

3. COMPREHENSIVE PLAN CONFORMANCE

The Future Land Use Map identifies the property as Office & Residential Mixed Use. Office & Residential Mixed Use encourages residential and office use, and typically applies to either (i) frontage lots along major streets where low density residential uses are no longer appropriate, and (ii) office parks suitable for a more mixed-use development pattern. Office & Residential Mixed Use generally limits building height to four stories near neighborhoods. Additionally, the Property is located with “Area 1” of the Falls of Neuse Corridor Plan, which is identified as a “Proposed Corridor Transition Area” between Falls of Neuse Road and the low-density residential development to the east. The Project is consistent with this policy guidance given the strictly residential character of the development and the moderate density. The Project provides a buffer and height transition to those single-family neighbors to the east, while increasing the density and height along Falls of Neuse Road.

4. URBAN DESIGN GUIDELINE CONFORMANCE

Because this Project is located within the Falls of Neuse Corridor (and outside of the Mixed Use Center), the Urban Design Guidelines are less applicable to this Project than other master plan developments. In fact, the Corridor Plan policies suggest that conformance with many of the Urban Design Guidelines is not appropriate (for example, Policy AP-FON 1 encourages “extensive roadside vegetation”). The purpose of the Project is to develop a maximum of 180 units among a variety of housing options, without disrupting the existing character of the community.

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 anticipates offering a variety of housing stock – including townhomes and condominiums. In order to provide an adequate buffer from Falls of Neuse Road, Raven Ridge Road and nearby residential development, the Project must be compact and well-integrated. Additionally, this Project is compatible with the established residential character surrounding the Property, in scale, density and building type. While compatible, the Project will also serve as a transition or buffer between Falls of Neuse Road and the single-family detached homes to the east. The Master Plan also incorporates a green space/amenity area within the center of development to create an active open space.

6. LAND USES & INTENSITY

- A. Base District. The base district for this Planned Development district shall be the Residential Mixed Use (RX) district. All residential, public and institutional land uses permitted in the RX district shall be permitted on the property, except as otherwise may be prohibited by this Master Plan.
- B. Building Height. Building Height. The maximum building height for all building types located within Area 1 (refer to plans) shall be limited to 60 feet. Within Area 1, any conditioned floor area above the fourth story shall be limited to 50% of the floor area of conditioned space of the story immediately below. The maximum building height for all building types located within Area 2 shall be limited to 45 feet.
- C. Allowable Building Types. The following building types are permitted on the Property: Detached House, Attached House, Townhouse, Apartment and Open Lot.
- D. 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. Residential Dwelling Units – 180 units, which can be located in Detached House, Attached House, Townhouse, and Apartment building types.
- E. Frontage. Development of the property shall comply with the Parkway frontage standards of UDO section 3.4.3. for the property's frontage along Falls of Neuse Road and Raven Ridge Road; except, however, that subsection 3.4.3.D. shall not apply. In lieu of compliance with UDO section 3.4.3.D., the project shall provide a sidewalk at least six (6) feet in width along the proposed internal public street at the access points to Falls of Neuse Road and Raven Ridge Road.

7. MODIFICATIONS

- A. Ground Floor Elevation – The minimum ground floor elevation requirement shall not apply to any building type. This modification is justified due to the grade and

topography of the property and the location and orientation of the buildings in relationship to the internal public streets.

- B. Street Cross Section – The streets internal to the Project will comply with the proposed street cross section standards on plan sheet RZ-1.0.
- C. Ground Floor Transparency – The ground floor transparency requirements for townhouse and apartment building types shall not apply. This modification is justified due to the topography of the property, which impacts the location of driveways and garages, the need to provide privacy for residential uses, and the fact that the dwelling units are facing streets internal to the development.
- D. Build-To Standards – The build-to standards shall not apply to the townhouse or apartment building types. This modification is justified due to the nature and character of this development and the surrounding area, which is not urban. Also, this modification is justified because of the need to provide forestation areas internal to the development in order to comply with the Urban Watershed Protection Overlay District standards.
- E. Neighborhood Transitions – Applicability shall abide by UDO Article 3.5.1.A. The standards of UDO Article 3.5 shall be modified so that the following shall constitute the required neighborhood transition: (a) a Type 2 Zone A protective yard measuring at least 20 feet in width, and (b) a Zone B varying in width but located outside of Zone A and to a point measuring at least 50 feet from the property's boundary line adjacent to properties residentially zoned and used for single-unit living uses (inclusive of Zone A). No principal building shall be located within Zone A or Zone B. No Zone C shall be required. This modification is justified because of the purely residential nature of the development and the building height limitation in Area 2. The UDO does not require Zone B or Zone C for townhome or apartment development where the maximum height is three stories; here, the Master Plan is committing to a Type 2 Zone A yard and the full width of Zone B, which provides an appropriate transition to adjacent uses.
- F. Outdoor Amenity Area – There shall be no discrete outdoor Amenity Area provided by the Project. This modification is justified as UDO-compliant Amenity Area is impracticable due to un-modifiable site conditions and requirements including topography, block perimeter, and the spatial requirements of: (a) Transitions per Section 3.5 of the UDO, (b) Open Space per Section 4.7.2.G of the UDO, and (c) Forested Area per Section 9.1.9 of the UDO. *However, the Project shall provide:*
No less than two Community Gathering Feature locations with at least two of the following in each location: 1) A hardscape plaza with seating, 2) A decorative planting bed, 3) A water feature, 4) Public art. Further, each Community Gathering Feature shall have at least one waste receptacle, at least one pet waste station, and at least two benches.

- G. Block perimeter standards shall not strictly apply to the Project. This modification is justified as a function of (a) The existing development patterns on neighboring properties and related lack of street stubs required for creating conforming interconnected blocks, and (b) the minimum intersection spacing requirements and pursuant limitations of the existing public streets to the West and South of the site. Notwithstanding the foregoing, the Project proposes to make efforts to establish blocks which are as compliant as the site's context practically allows, which is proposed to be as shown on plan sheet RZ-1.0.

8. PROPOSED IMPROVEMENTS TO EXISTING TRANSPORTATION INFRASTRUCTURE

The Project shall construct an East-bound left-turn lane within Raven Ridge Rd at "Site Access #2" as identified on the relevant Traffic Impact Analysis (update) dated September, 2019.

9. ADDITIONAL DEVELOPMENT STANDARDS

- A. Non-residential principal uses and principal structures are prohibited on the Property except as needful to execute a complete residential project. Such exceptions may include, but are not limited to: signage, mail facilities, recreational and/or gathering structures, retaining walls, transit shelters, lighting, irrigation, etc..
- B. All future maintenance of common areas will be facilitated and completed by a Homeowners Association (HOA).
- C. To prevent standing water, to the extent possible, final grades shall have a slope of at least 2%. Yard inlets shall be used to collect surface water from grades of less than 2% slope.
- D. Stormwater facilities shall be designed and/or built and maintained to minimize conditions which are known to allow or encourage the life cycle of mosquitos.
- E. Site Lighting – Subject only to reasonable availability, all pole-mounted street and site lighting shall be provided by full-cutoff type light fixtures.
- F. Site Furnishings – Subject only to reasonable availability, all waste receptacles, benches, safety fences, site lighting, and other similar site furnishings will be highly-durable and color-matched.
- G. To the extent allowable by City standards, Project shall install colored and patterned crosswalks wherever crosswalks are required.
- H. Trees planted pursuant to UDO 9.1.9 shall be planted at no less than 2-inch caliper AND shall be planted at a rate of one tree per area of less than or equal to 200 square feet (which equates to a spacing of approximately 14-feet on center).

- I. Notwithstanding any other provisions herein, Zone A and/or Zone B of the Neighborhood Transitions per 3.5 of the UDO shall be planted to opaque buffer standards adjacent to Wake PINs 1728182788, 1728183722, 1728183641, 1728183419, 1728184403, 1728181392, 1728181321, 1728180351, 1728089353, 1728089216, 1728089127, 1728089017, 1728079939 to the extent that land disturbance occurs within the area proposed for Zone A and/or Zone B per the PD Plans.
 - i. Where jurisdictionally permittable and physically practicable, any land disturbance performed within the Zone A Neighborhood Transition areas adjacent to the properties listed in this subsection shall be final graded in such a way as to either restore existing grades, or to provide positive drainage away from the shared property line, and toward the interior of the site and existing downstream drainage easements.
- J. To the extent allowable by City standards, Project shall restore shrubberies and drainage and turf in existing offsite utility easement areas disturbed by public utility improvements made by or exclusively on behalf of the Project.
- K. No buildings shall have any horizontal dimension greater than 400 feet, measured in a straight line from exterior wall to exterior wall at any particular height and bearing. No single building of the Townhouse type shall contain more than 8 residential units.

10. ARCHITECTURAL STANDARDS

Architectural Design Intent

Any residence or building is intended to exhibit a singular architectural style and cohesive architectural detailing amongst itself. Color Palates, Trim Profiles, Columns, Cornices, Pilasters, Sills, Pediments, Corbels, etc., are intended to coordinate amongst themselves, and with the broader architectural styling of the building's massing and lines. Building components are intended be proportioned, arranged, and aligned to conform with customary architectural design principals where reasonably possible to accomplish while remaining compliant with North Carolina Building Code.

Proposed Architectural Standards

A. Materials

Walls – Allowable materials may include wood, synthetic wood, cementitious boards, brick, stone, cultured stone, stucco, and architectural metal accents.

Vinyl siding may only be used as an accent material. Vinyl siding may only be used in a board and batten, shake, or shingle profile, and may not be installed in a lap profile unless it meets all of the following criteria: (1) bearing a wood grain texture, and (2) having a reveal of 6-inches or more, and (3) being foam-backed and/or beaded.

Rot-resistant trim material of no less than 3 inches in width (see Proportion and Symmetry, above) shall be installed around all windows and doors. Windows and

Doors, themselves, and relevant jambs and casings shall be of rot-resistant wood, wood-look materials, or equivalent materials if security, durability, or fire-resistance take precedence. Metal 'coil-stock' trim shall only be permitted for drip edge locations. All soffits, eaves, and fascia will be constructed and/or clad with rot-resistant cementitious or synthetic boards.

Roofs – Roofs shall be clad in one or more of the following: standing-seam metal, slate, wood, or architectural asphalt shingles. Flat roof assemblies, or other roof assemblies of less than or equal to 3:12 pitch which are clad in any materials other than standing-seam metal, shall be surrounded by a parapet or eave structure such that the roof material shall not be visible from the street on any side of the building.

- B. Articulation – Buildings shall not have uninterrupted wall planes greater than 20 feet in any direction visible from any street from any side of the building. Glazed windows, entry doors, cantilevers, band boards, water tables, jogs/offsets, and other similar architectural breaks shall be used to interrupt wall planes as appropriate. Buildings shall not have uninterrupted roof planes or parapet planes of greater than 30 feet in any direction. Steps, corbels, or jogs/offsets shall be used to interrupt roof planes or parapet planes.
- C. Foundations – The foundations of all buildings shall have a masonry-type cladding from the elevation of the finished grade to no less than the elevation of the floor of the front porch or stoop. Masonry-type cladding may consist of brick, stone, cultured stone, stucco, or a textured & color-coordinated stucco-like parge coating.
- D. Mechanical and Electrical Equipment - As allowed by North Carolina Residential Code, and excepting plumbing vents, clothes dryer vents, attic vents, and bath fan vents, the mechanical components of structures shall be screened to limit or proscribe visibility from public rights-of-way via one of the following: opaque landscaping, building-matched wing walls, parapets, architectural screens or louvers, opaque fencing, or an equivalent residential-context visual-obstruction. Plumbing vents, clothes dryer vents, attic vents, bath fan vents and equivalent apparatuses shall be either (a) incorporated into the structure, (b) placed in inconspicuous locations, or (c) be colored to match the building plane which they penetrate, and/or be trimmed in the same fashion as windows and doors and colored to match the trim.
- E. Porches and Stoops – Building entrances shall have inset or projecting porches or stoops of no less than 4 feet deep.
- F. Landscaping – The following specifications shall govern where they exceed UDO standards:

Shrubs, which attain a mature height of 2' - 4', shall be planted 2' - 3' on-center from each other at a distance of 2' - 6' from the wall plane of a residence or building where

such wall plane does not abut a driveway, walkway, patio/porch, plumbing component, electrical component, or mechanical component, or other facility around which clearance is required by North Carolina Residential Code or the Raleigh UDO.

Parking areas other than driveways shall be planted around and maintained on all non-street sides with a pattern of shrubs that provide an opaque screen of no less than 30" in height at installation and no more than 4' in height at maturity.

At least 4 trees shall be planted in the vicinity of each building; two toward or in the front and two toward or in the back. Shade trees shall be selected as often as possible to satisfy this requirement. However, if there are no places available around a residence or building to plant which are 25' away from the residence or building, other dwellings, structures, or retaining walls, then understory trees may be selected as an alternative.

Turf areas shall be sodded.

Landscape beds and newly planted trees shall be mulched.

Preference shall be given to regionally native species and cultivars if feasibly AND seasonably available for all new plantings.

Opaque Buffer:

This buffer is intended, at maturity, to provide, at all times:

- $\geq 90\%$ opaque visual screening to a height of 6 feet, and
- $\geq 45\%$ opaque visual screening to a height of ≥ 16 feet.

This buffer shall provide, for every 24 feet of buffer length, no less than:

- 1) One (1) tree with mature height of at least 50 feet, planted at two-inch caliper or greater.
[Ex: Red Oak, White Pine, American Beech, etc.]
- 2) One (1) flowering tree with mature height of 16 to 40 feet, planted at 2-inch caliper or greater
[Ex: Flowering Dogwood, Various Fruit Trees & Hybrids, Redbud, etc.]
- 3) Four (4) evergreen trees with mature height of 16 to 40 feet, planted at 8 feet tall or greater
[Ex: Southern Charm Magnolia, Eastern Red Cedar, Yaupon Holly, etc.]
- 4) Either:
 - a. 6-foot tall fence
 - i. Of wood grain and wood tone appearance rot-resistant polymer materials

- ii. Of rot resistant wood thoroughly stained with a green-tone or brown-tone stain
 - b. Four (4) evergreen shrubs or trees with mature height of 10 to 20 feet, and a mature spread of ≥ 6 feet, planted at 5-foot height or greater and 24-inch breadth or greater.
[Ex: Various Hollys, Various Camelias, Various Ligustrums, Wax Myrtles, etc.]
- 5) Twelve (12) evergreen shrubs with mature height of 4 to 6 feet, and a mature spread of ≥ 4 feet, planted at 24-inch height or greater and 24-inch breadth or greater.
[Ex: Various Junipers, Various Hollys, Azalea Hybrids, Boxwoods, Various Loropetalums, Etc.]
 - NOTE: If a fence is used under section 4.a, above, at least six (6) of the shrubs per this section shall be installed along the fence line, between the fence and the adjacent right of way or adjacent property line, as applicable, to serve as a vegetative softening of the fence plane.

FALLS AND RAVEN RIDGE PD

11258 RAVEN RIDGE ROAD RALEIGH, NC
PLANNED DEVELOPMENT DISTRICT MASTER PLAN
CITY OF RALEIGH CASE #: Z-15-16



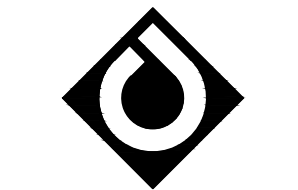
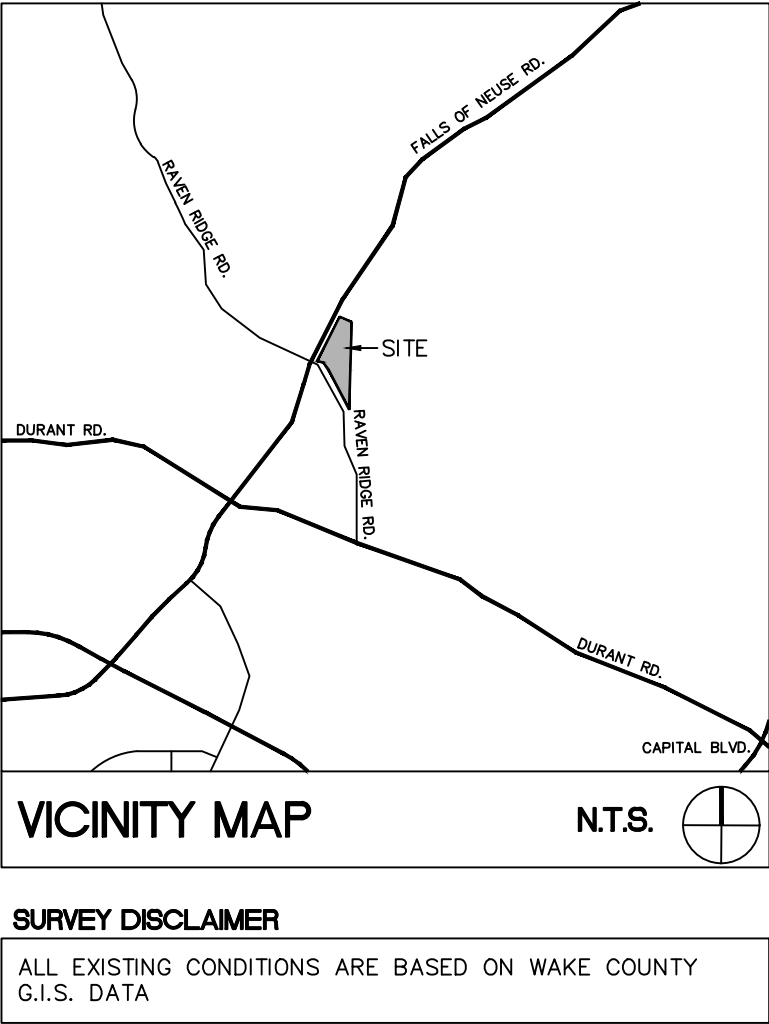
SITE DATA:

PROJECT NAME: FALLS AND RAVEN RIDGE
JURISDICTION: CITY OF RALEIGH, WAKE COUNTY
CURRENT ZONING: R-4
ADJACENT ZONING: R-4
PROPOSED ZONING: PD
PROPOSED USE: O&RMU
OVERLAY DISTRICT: URBAN WATERSHED PROTECTION OVERLAY DISTRICT

TOTAL SITE AREA: 19.98 AC*
*SUBJECT TO CHANGE -- FINAL SIZE AND EXTENT OF TRACTS TO BE DETERMINED AT TIME OF PERMITTING.

SHEETS INDEX:

- RZ-0.0: COVER SHEET
- RZ-0.01: EXISTING CONDITIONS PLAN
- RZ-1.0: DEVELOPMENT AND PROPOSED PLAN
- RZ-2.0: OPEN SPACE, BUFFERS, AND PEDESTRIAN CIRCULATION PLAN
- RZ-3.0: MAJOR UTILITY AND GENERALIZED STORMWATER PLAN
- RZ-4.0: TREE CONSERVATION PLAN
- RZ-5.0: SITE AXON MODEL



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**ALLIANCE
GROUP OF NC**

7208 FALLS OF NEUSE, STE. 101,
RALEIGH, NC 27615

**FALLS OF NEUSE
AND RAVEN RIDGE**

**PLANNED DEVELOPMENT
DISTRICT MASTER PLAN**

11258 RAVEN RIDGE ROAD
RALEIGH, NC. WAKE COUNTY

COVER SHEET

Project No.

50489.00

Issued

04/10/19

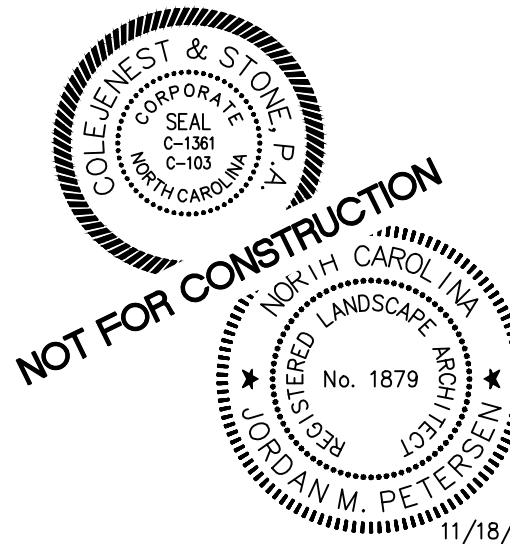
Revised

SECOND SUBMITTAL - 06/25/19

THIRD SUBMITTAL - 09/13/19

FOURTH SUBMITTAL - 10/08/19

FIFTH SUBMITTAL - 11/18/19



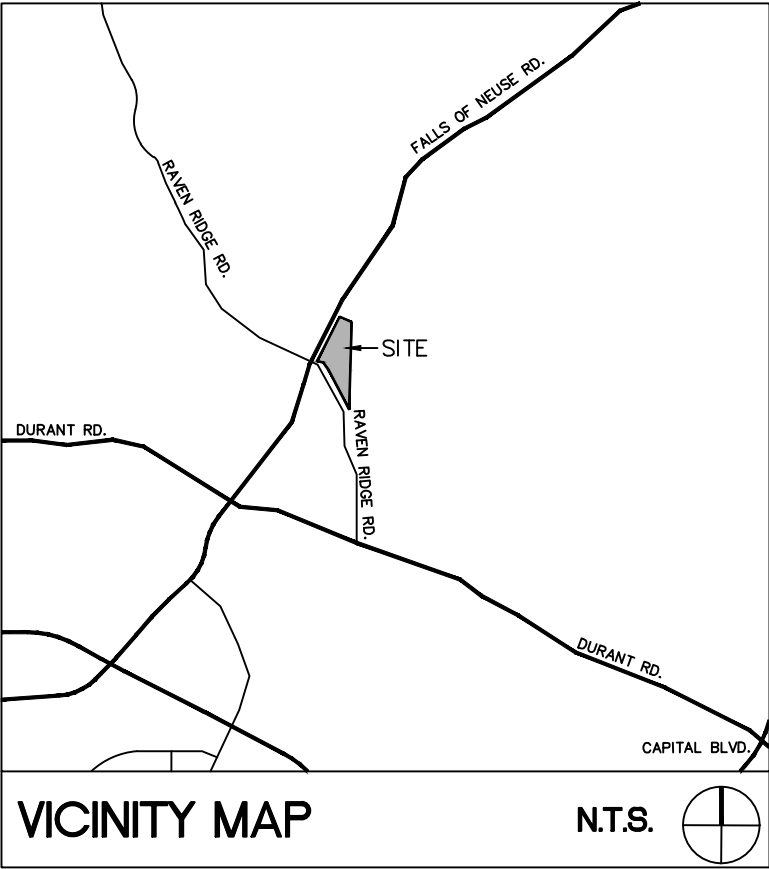
RZ-0.0

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ColeJenest & Stone, P.A. 2019



ADJACENT PROPERTY OWNERS:

- OWNER: TODD AND NANCY LINEBERGER
ADDRESS: 10604 MARION STONE WAY
PIN:1728080038
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-BOW
- OWNER: SHAWN AND ANGELINA MACARTHUR
ADDRESS: 10612 MARION STONE WAY
PIN:1728091239
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-BOW
- OWNER: DARLENE COHOE
ADDRESS: 10620 MARION STONE WAY
PIN:1728092418
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-BOW
- OWNER: SEAN OCONNOR
ADDRESS: 10628 MARION STONE WAY
PIN:1728093627
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-BOW
- OWNER: GARY AND REBECCA POWERS
ADDRESS: 10632 MARION STONE WAY
PIN:1728094847
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-BOW
- OWNER: DOUGLAS AND JOYCE WOODLIEF
ADDRESS: 10813 FALLS OF NEUSE ROAD
PIN:1729004047
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-BOW
- OWNER: MOUNT PLEASANT BAPTIST CHURCH
ADDRESS: 10720 FALLS OF NEUSE ROAD
PIN:1728097899
LAND-USE: CHURCH
ZONING: R-4
- OWNER: GEORGE AND VICKIE CAUDLE
ADDRESS: 10708 DEHIJUSTON COURT
PIN:1728099394
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: PRISCILLA WILLS AND THELMA LEATHERS
ADDRESS: 10632 DEHIJUSTON COURT
PIN:1728099170
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: MATTIE AND BLONNIE JUSTICE
ADDRESS: 10620 DEHIJUSTON COURT
PIN:1728099862
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: MILDRED GARY
ADDRESS: 10624 DEHIJUSTON COURT
PIN:1728191952
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: VELOSA AND JUANA GUZMAN
ADDRESS: 1400 MITFORD WOODS COURT
PIN:172807686
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: MONICA BRADLEY
ADDRESS: 1404 MITFORD WOODS COURT
PIN:1728183722
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: ALLAN AND MARJORIE YOUNGER
ADDRESS: 10609 THORNBURY CREST COURT
PIN:1728183641
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: JAMES AND JENIFER CUMMING
ADDRESS: 10605 THORNBURY CREST COURT
PIN:1728183419
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: MARK AND HELEN SPAIN
ADDRESS: 1417 SANDUSKY LANE
PIN:1728181922
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: ROBERT AND RUTH PATTERSON
ADDRESS: 1413 SANDUSKY LANE
PIN:1728181321
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: MICHAEL AND PAMELA RUNDLE
ADDRESS: 1409 SANDUSKY LANE
PIN:1728180351
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: DEBORAH JOHNSTON
ADDRESS: 1405 SANDUSKY LANE
PIN:1728089353
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: PHILIP AND VICTORIA MARTIN
ADDRESS: 1401 SANDUSKY LANE
PIN:1728089019
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: SUSAN HYMAN
ADDRESS: 1400 SANDUSKY LANE
PIN:1728089127
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: DOUGLAS AND DONNA BOYETTE
ADDRESS: 1404 SANDUSKY LANE
PIN:1728080017
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: SUE BANKO
ADDRESS: 1408 SANDUSKY LANE
PIN:1728170709
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: DAVID SEDGWICK
ADDRESS: 1415 MOOSECREEK DRIVE
PIN:1728170709
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-4
- OWNER: ISABEL CORREA
ADDRESS: 11120 SLIDER DRIVE
PIN:1728077547
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: MARLENE SHARAK
ADDRESS: 11122 SLIDER DRIVE
PIN:1728077631
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: MARK KEELER AND MARGARET PICKETT
ADDRESS: 11124 SLIDER DRIVE
PIN:1728077643
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: GAYE MAYES
ADDRESS: 11126 SLIDER DRIVE
PIN:1728077646
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: SANDRA AUGUST
ADDRESS: 11142 SLIDER DRIVE
PIN:1728077723
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: MARY KOROGI
ADDRESS: 11144 SLIDER DRIVE
PIN:1728077706
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: GEORGE NJENGA
ADDRESS: 11146 SLIDER DRIVE
PIN:1728076798
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: CYNTHIA FREY
ADDRESS: 11160 SLIDER DRIVE
PIN:1728076863
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: JEFFREY AND KIM THOMPSON
ADDRESS: 11162 SLIDER DRIVE
PIN:1728076866
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: LEILA ECHEVARRIA
ADDRESS: 11164 SLIDER DRIVE
PIN:1728076838
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: TAMARA MCINTYRE
ADDRESS: 11166 SLIDER DRIVE
PIN:1728076920
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: KERRY SWANN
ADDRESS: 11180 SLIDER DRIVE
PIN:1728076904
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: ROBERT AND BRIDGET WIGGS
ADDRESS: 11182 SLIDER DRIVE
PIN:1728075987
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: PATRICIA WILKERSON
ADDRESS: 11184 SLIDER DRIVE
PIN:1728075979
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: TYRA CARTER
ADDRESS: 11186 SLIDER DRIVE
PIN:1728085052
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: AMALIA RESTUCHA
ADDRESS: 11200 SLIDER DRIVE
PIN:1728085036
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: JANICE CULVER
ADDRESS: 11202 SLIDER DRIVE
PIN:1728085019
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: VINCENT AND CECILE CHUNG
ADDRESS: 11204 SLIDER DRIVE
PIN:1728084192
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: ANDREW WALKER
ADDRESS: 11206 SLIDER DRIVE
PIN:1728084184
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: SANDRA PARKER-KECK
ADDRESS: 11220 SLIDER DRIVE
PIN:1728084168
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: SANDRA PERRY
ADDRESS: 11222 SLIDER DRIVE
PIN:1728084241
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: TETYANA TOPA
ADDRESS: 11224 SLIDER DRIVE
PIN:1728084234
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: DENISE HAYWOOD
ADDRESS: 11226 SLIDER DRIVE
PIN:1728084216
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: ROBERT AND DIANE MCINTYRE
ADDRESS: 10506 DAPPING DRIVE
PIN:1728083359
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: JAMES BLACKBURN
ADDRESS: 10527 DAPPING DRIVE
PIN:1728082594
LAND-USE: SINGLE-FAMILY RESIDENTIAL
ZONING: R-10-CU
- OWNER: CITY OF RALEIGH
ADDRESS: 10301 FALLS OF NEUSE ROAD
PIN:1718885193
LAND-USE: OFC GROSS
ZONING: R-1



SURVEY DISCLAIMER
ALL EXISTING CONDITIONS ARE BASED ON WAKE COUNTY
G.I.S. DATA

- LEGEND**
- SYMBOL
- PROPERTY LINE
- SUBJECT PROPERTY

GENERAL NOTES:

- EXISTING ZONING: R-4
- FUTURE LAND USE DESIGNATION: PDD
- A FINAL JURISDICTIONAL DETERMINATION OF ANY ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
- SOME SITE UTILITIES MAY BE RETAINED UPON REDEVELOPMENT OF THE SUBJECT PROPERTY. THIS WILL BE DETERMINED AT THE TIME OF PERMITTING AND IN CONJUNCTION WITH THE CITY OF RALEIGH AND OTHER UTILITY PROVIDERS.

SITE DATA:

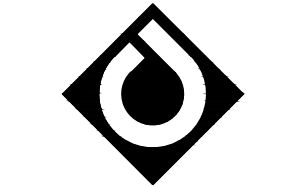
PROJECT NAME: FALLS AND RAVEN RIDGE
JURISDICTION: CITY OF RALEIGH, WAKE COUNTY
CURRENT ZONING: R-4
ADJACENT ZONING: R-4
PROPOSED ZONING: PD
PROPOSED USE: O&RMU
OVERLAY DISTRICT: URBAN WATERSHED PROTECTION OVERLAY DISTRICT

TRACT 1:
PIN: 1728086952
SITE AREA: 17.38 AC*
ADDRESS: 11258 RAVEN RIDGE RD. RALEIGH, NC
OWNER: RAVEN RIDGE DEVELOPMENT, LLC
OWNER ADDRESS: 1401 SUNDAY DR., STE. 113, RALEIGH, NC
TOWNSHIP: NEUSE

TRACT 2:
PIN: 1728089520
SITE AREA: 5 AC*
ADDRESS: 10604 DEHIJUSTON CT. RALEIGH, NC
OWNER: MICHAEL AND DWIGHT JUSTICE
OWNER ADDRESS: 12201 PENROSE TRAIL, RALEIGH, NC 27614
TOWNSHIP: NEUSE

TRACT 3:
PIN: 1728180598
SITE AREA: 2.10 AC*
ADDRESS: 10608 DEHIJUSTON CT. RALEIGH, NC
OWNER: RAVEN RIDGE DEVELOPMENT, LLC
OWNER ADDRESS: 1401 SUNDAY DR., STE. 113, RALEIGH, NC
TOWNSHIP: NEUSE

TOTAL SITE AREA: 19.98 AC*
*SUBJECT TO CHANGE - FINAL SIZE AND EXTENT OF TRACTS TO BE DETERMINED AT TIME OF PERMITTING.



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**ALLIANCE
GROUP OF NC**

7208 FALLS OF NEUSE, STE. 101,
RALEIGH, NC 27615

**FALLS OF NEUSE
AND RAVEN RIDGE**

**PLANNED DEVELOPMENT
DISTRICT MASTER PLAN**

11258 RAVEN RIDGE ROAD
RALEIGH, NC. WAKE COUNTY

**EXISTING
CONDITIONS PLAN**

Project No.

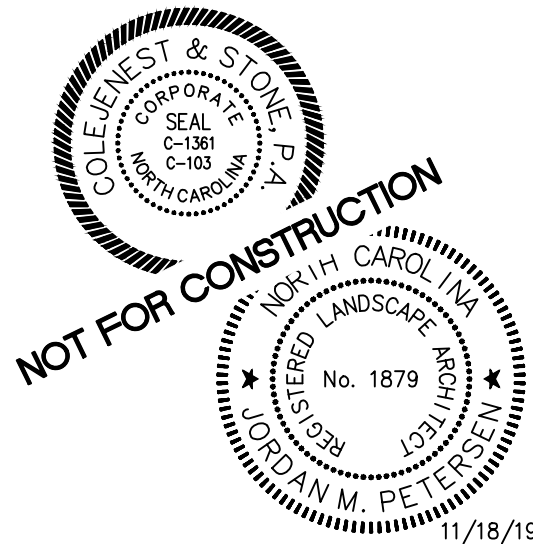
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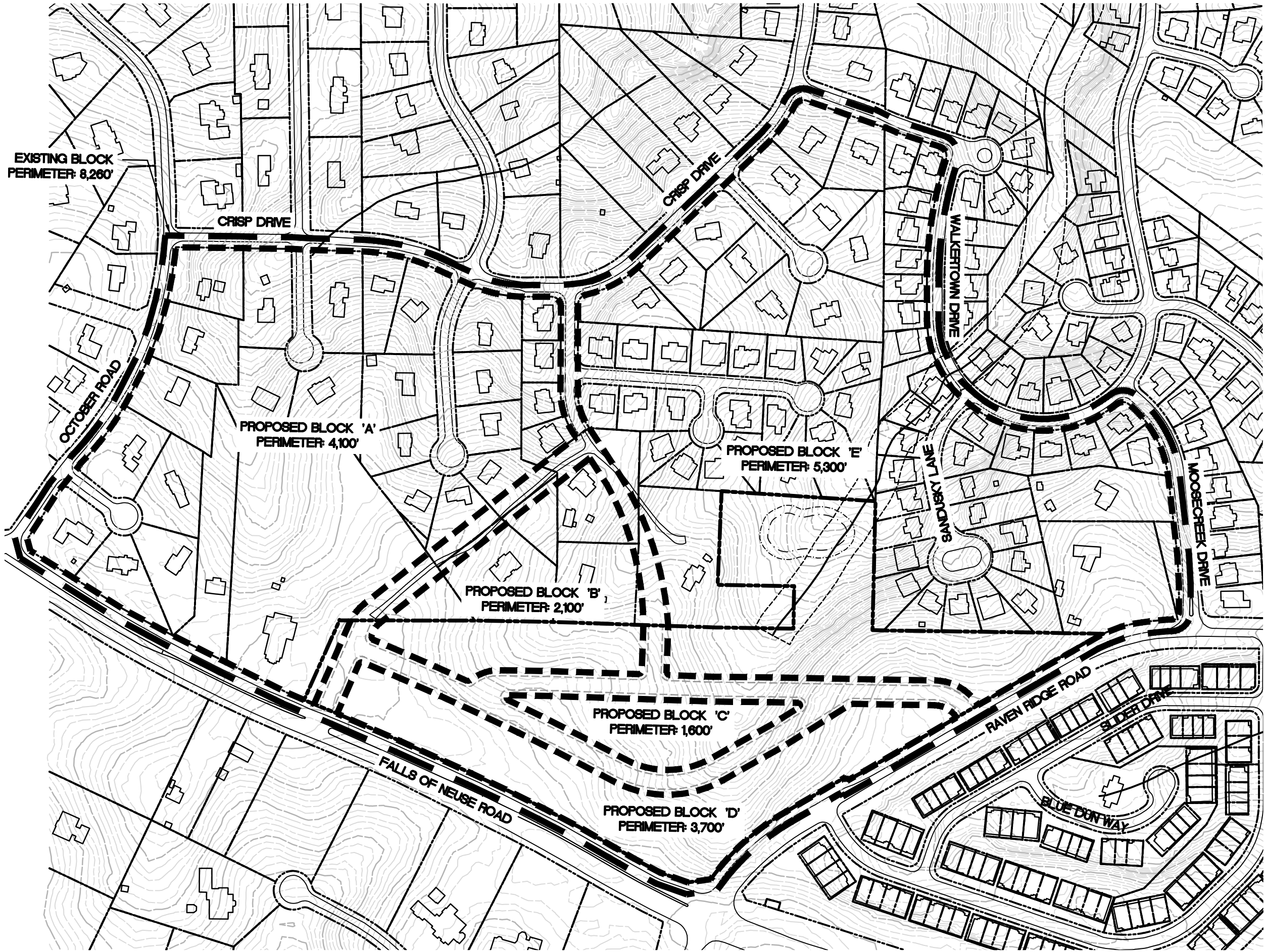
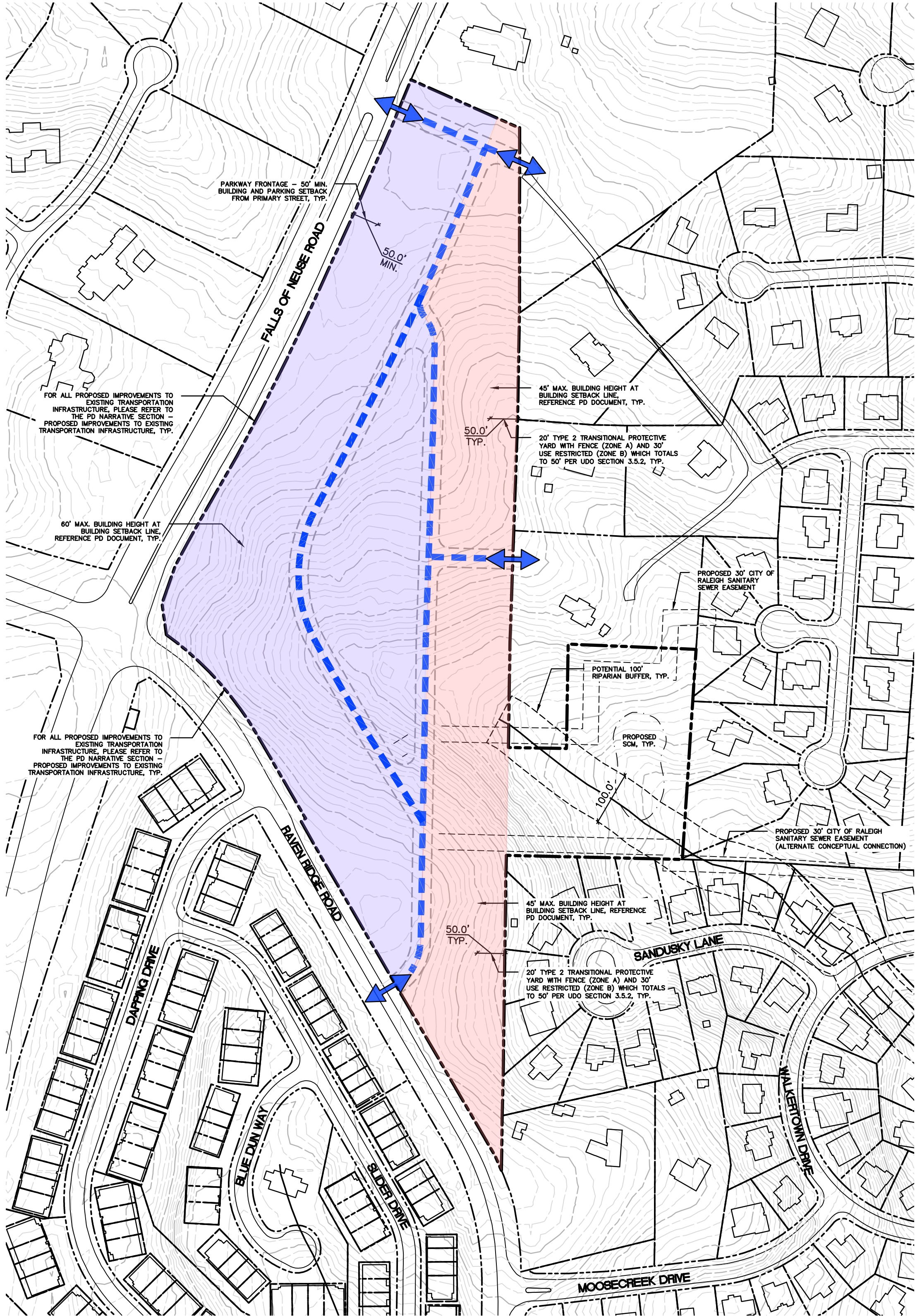
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BLOCK PERIMETER DIAGRAM

GENERAL NOTES:

1. SITE WILL BE DEVELOPED IN ONE (1) SINGLE PHASE.
2. ALL PROPOSED BUILDING TYPES SHALL CONFORM TO THE REQUIREMENTS OF BASE DISTRICT RX.

MAX USES, INTENSITIES, HEIGHT + BLDG. TYPES:

1. THE BASE DISTRICT FOR THIS PLANNED DEVELOPMENT DISTRICT SHALL BE THE RESIDENTIAL MIXED USE (RX) DISTRICT. ALL RESIDENTIAL, PUBLIC AND INSTITUTIONAL LAND USES PERMITTED IN THE RX DISTRICT SHALL BE PERMITTED ON THE PROPERTY, EXCEPT AS OTHERWISE MAY BE PROHIBITED BY THIS MASTER PLAN.
2. THE TOTAL AMOUNT OF DEVELOPMENT ON THE PROPERTY SHALL NOT EXCEED THE INTENSITIES FOR EACH USE AS SET FORTH BELOW:
 - RESIDENTIAL DWELLING UNITS – 180 UNITS, WHICH CAN BE LOCATED IN DETACHED HOUSE, ATTACHED HOUSE, TOWNHOUSE, APARTMENT, AND OPEN LOT.
 - NON-RESIDENTIAL PRINCIPAL USES AND PRINCIPAL STRUCTURES ARE PROHIBITED ON THE PROPERTY EXCEPT AS NEEDFUL TO EXECUTE A COMPLETE RESIDENTIAL PROJECT. SUCH EXCEPTIONS MAY INCLUDE, BUT ARE NOT LIMITED TO: SIGNAGE, MAIL FACILITIES, RECREATIONAL AND/OR GATHERING STRUCTURES, RETAINING WALLS, TRANSIT SHELTERS, LIGHTING, IRRIGATION, ETC.
3. THE MINIMUM GROUND FLOOR ELEVATION REQUIREMENT SHALL NOT APPLY TO ANY BUILDING TYPE.
4. THE BUILDING TYPES LOCATED WITHIN AREA 1 (REFERRER TO PLANS) SHALL BE LIMITED TO 60 FEET. THE BUILDING TYPES LOCATED WITHIN AREA 2 SHALL BE LIMITED TO 45 FEET.

PARKING NOTES:

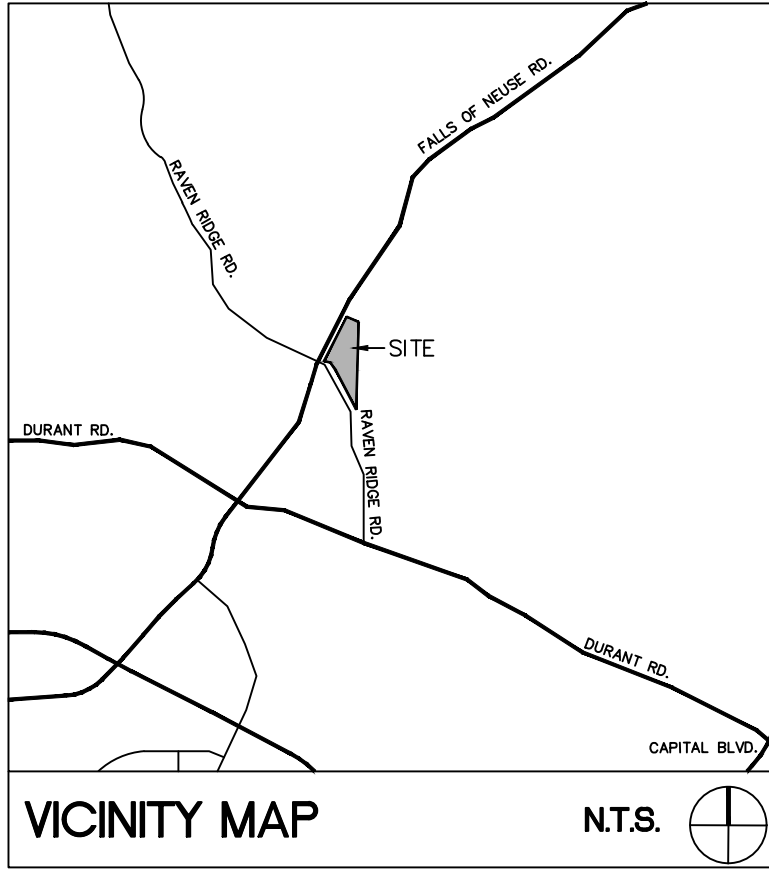
1. BOTH SURFACE AND FRONT LOADED PARKING ARE ALLOWED WITHIN THE TRACT OF THIS DEVELOPMENT. ALL PARKING (VEHICULAR AND BIKE) SHALL BE PROVIDED PER UDO SECTION 7.1.2.C.
2. PARKING SETBACKS– ANY PARKING IN THE FRONT SETBACK MUST HAVE SUFFICIENT DEPTH SO THAT PARKED CARS DO NOT ENCRoACH ON THE ADJACENT SIDEWALK. TO PROVIDE SUFFICIENT DEPTH, THE GARAGE DOORS MUST BE SET BACK AT LEAST 20 FEET FROM THE SIDEWALK.
3. VISITOR PARKING– PARKING MAY BE PROVIDED ON ANY PORTION OF THE PROPERTY AS VISITOR PARKING IN ORDER TO SERVE RESIDENTS' GUESTS WITHIN THE DEVELOPMENT. VISITOR PARKING SHALL BE DESIGNED AND LOCATED WITH CLOSE PROXIMITY TO THE TOWNHOMES.

SITE DATA:

PROJECT NAME: FALLS OF NEUSE AND RAVEN RIDGE
JURISDICTION: CITY OF RALEIGH, WAKE COUNTY
CURRENT ZONING: R-4
ADJACENT ZONING: R-4
PROPOSED ZONING: PD
PROPOSED USE: O&RWU
SETBACKS: ALL BUILDING/STRUCTURE AND PARKING SETBACKS SHALL COMPLY WITH ARTICLE 3.2.
OVERLAY DISTRICT: URBAN WATERSHED PROTECTION OVERLAY DISTRICT
TOTAL SITE AREA: 19.98 AC*
*SUBJECT TO CHANGE – FINAL SIZE AND EXTENT OF TRACTS TO BE DETERMINED AT TIME OF PERMITTING.

STREETS, SIDEWALKS, AND STREET TREES:

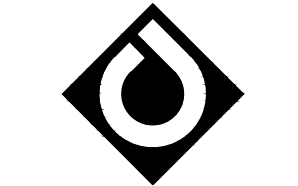
1. FOR ALL TRAFFIC IMPACT ANALYSIS RECOMMENDATIONS, PLEASE REFERENCE PD NARRATIVE SECTION – PROPOSED IMPROVEMENTS TO EXISTING TRANSPORTATION INFRASTRUCTURE. ADDITIONAL RIGHT OF WAY FOR RAVEN RIDGE AND FALLS OF NEUSE MAY BE DEDICATED, IF APPROPRIATE AND NECESSARY, PURSUANT TO CONSTRUCTION DOCUMENTS IF/WHEN APPROVED BY THE CITY AND/OR NCDOT.
2. VEHICULAR ACCESS SHALL BE PERMITTED ALONG ALL STREETS. PROPER SPACING SHALL BE MAINTAINED AS PER CITY OF RALEIGH AND NCDOT STANDARDS. FINAL LOCATIONS AND EXTENT ARE TO BE DETERMINED AT THE TIME OF PERMITTING.
3. FOR CITY OF RALEIGH MAINTAINED ROADS, A MINIMUM OF A 6' WIDE STREET TREE PLANTING AREA SHALL BE PROVIDED FROM BACK OF CURB TO SIDEWALK ADJACENT TO THE EXISTING PUBLIC STREETS. STREET TREES SHALL BE PROVIDED AT AN AVERAGE RATE OF 1 PER 40' O.C. MODIFICATIONS TO THESE STANDARDS MAY BE GRANTED BY THE PUBLIC WORKS DIRECTOR (OR THEIR DESIGNEE).
4. DUE TO UNIQUE SITE CHARACTERISTICS, STREET TREES MAY BE LOCATED CLOSER THAN 40' O.C. ON AVERAGE.
5. BLOCK PERIMETER STANDARDS SHALL NOT STRICTLY APPLY TO THE DEVELOPMENT OF SITE AS A FUNCTION OF A) THE EXISTING DEVELOPMENT PATTERNS ON NEIGHBORING PROPERTIES AND RELATED LACK OF STREET STUBS REQUIRED FOR CREATING CONFORMING INTERCONNECTED BLOCKS, AND B) THE MINIMUM INTERSECTION SPACING REQUIREMENTS AND PURSUANT LIMITATIONS OF THE EXISTING PUBLIC STREETS TO THE WEST AND SOUTH OF THE SITE.
6. THE SITE'S PROPOSED CIRCULATION SHALL BE CONSTRUCTED TO UDO STANDARDS, TO BE MORE PARTICULARLY DEFINED DURING SITE PLAN AND/OR CONSTRUCTION APPROVALS PER THE APPLICABLE BUILDING TYPE PROPOSED THEREIN.



SURVEY DISCLAIMER
ALL EXISTING CONDITIONS ARE BASED ON WAKE COUNTY G.I.S. DATA

LEGEND

SYMBOL	DETAIL
	PROPERTY LINE - /-
	CONCEPTUAL BACK OF CURB - /-
	AREA 1: LIMITED TO 60' - /-
	AREA 2: LIMITED TO 45' - /-
	VEHICULAR CIRCULATION (CONCEPTUAL LOCATION ONLY) - /-
	SITE ACCESS POINTS (CONCEPTUAL LOCATION ONLY) - /-



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RALEIGH, NC 27615

FALLS OF NEUSE
AND RAVEN RIDGE

PLANNED DEVELOPMENT
DISTRICT MASTER PLAN
11258 RAVEN RIDGE ROAD
RALEIGH, NC. WAKE COUNTY

DEVELOPMENT
AND PROPOSED
PLAN

Project No.

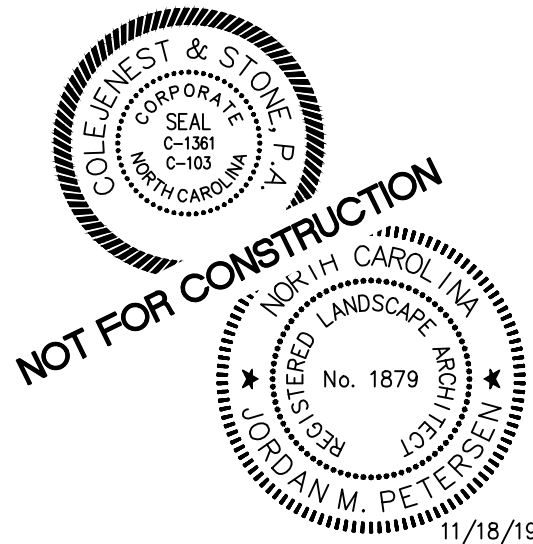
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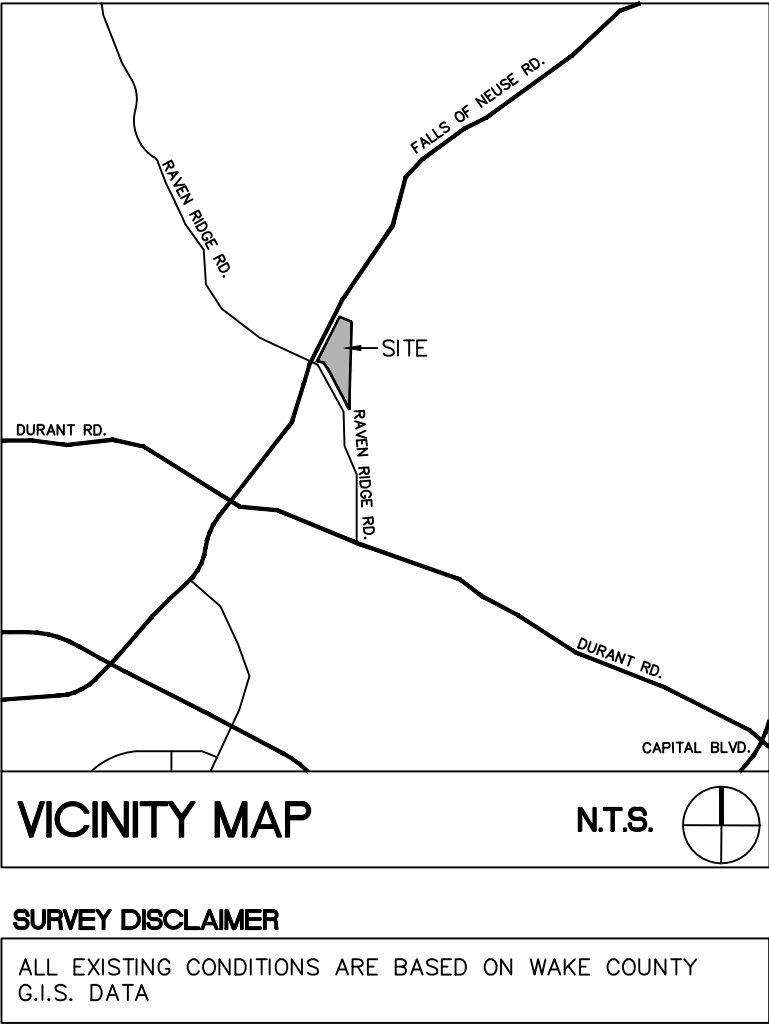
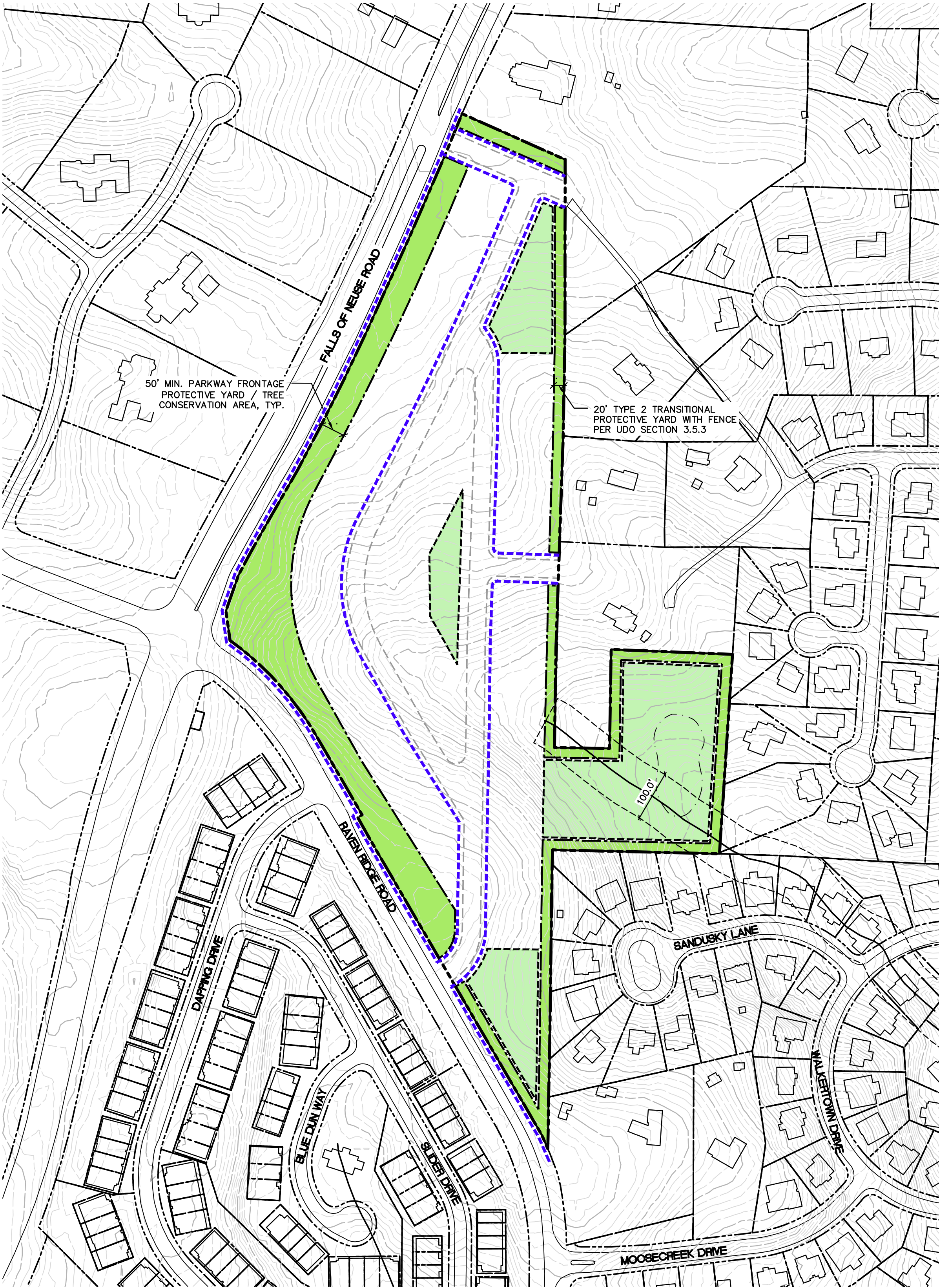
Revised

SECOND SUBMITTAL – 06/25/19
THIRD SUBMITTAL – 09/13/19
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RZ-1.0

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LEGEND		DETAIL
SYMBOL		
	PROPERTY LINE	-/-
	CONCEPTUAL BACK OF CURB	-/-
	PEDESTRIAN CIRCULATION (CONCEPTUAL LOCATION ONLY)	-/-
	OPEN SPACE (CONCEPTUAL LOCATION ONLY)	-/-
	STREETSCAPE BUFFER AND TRANSITIONAL PROTECTIVE BUFFER YARD	-/-

OPEN SPACE CALCULATIONS:
SITE AREA: 19.98 AC
REQUIRED OPEN SPACE: 1.98 AC (10%)
MINIMUM OPEN SPACE PROVIDED: 2 AC (10%)

GENERAL NOTES:
1. ALL FUTURE MAINTENANCE OF COMMON AREAS WILL
BE FACILITATED AND COMPLETED BY A HOMEOWNERS
ASSOCIATION (HOA).

PEDESTRIAN CIRCULATION NOTES:
1. PEDESTRIAN CIRCULATION IS PROVIDED ALONG ALL
PUBLIC STREETS, SEE NOTES ON SHEET RZ-1.0.
2. PEDESTRIAN CONNECTIVITY WILL BE PROVIDED
INTERNALLY WITHIN THE DEVELOPMENT AMONGST THE
VARIOUS TRACTS WITH CONNECTIVITY OUT TO THE
EXISTING PUBLIC STREETS AND ASSOCIATED
STREETSCAPES.

**OPEN SPACE AND OUTDOOR
AMENITY CONFIGURATION:**
1. OPEN SPACE CONFIGURATION - THE SITE'S OPEN SPACE
SHALL BE IN COMPLIANCE WITH THE CITY OF RALEIGH'S UDO.
2. OUTDOOR AMENITY AREA - THERE SHALL BE NO DISCRETE
OUTDOOR AMENITY AREA PROVIDED BY THE PROJECT. THIS
MODIFICATION IS JUSTIFIED AS UDO-COMPLIANT AMENITY
AREA IS IMPRACTICABLE DUE TO UN-MODIFIABLE SITE
CONDITIONS AND REQUIREMENTS INCLUDING TOPOGRAPHY,
BLOCK PERIMETER, AND THE SPATIAL REQUIREMENTS OF: (A)
TRANSITIONS PER SECTION 3.5 OF THE UDO, (B) 10% OPEN
SPACE PER SECTION 4.7.2.G OF THE UDO, AND (C) 40%
FORESTED AREA PER SECTION 9.19 OF THE UDO.



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FALLS OF NEUSE AND RAVEN RIDGE

PLANNED DEVELOPMENT DISTRICT MASTER PLAN

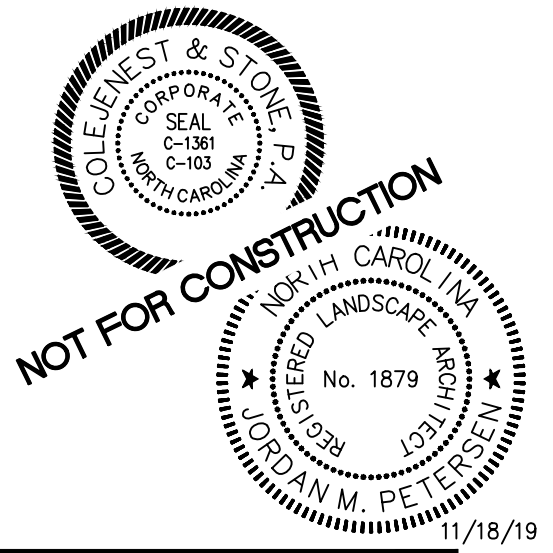
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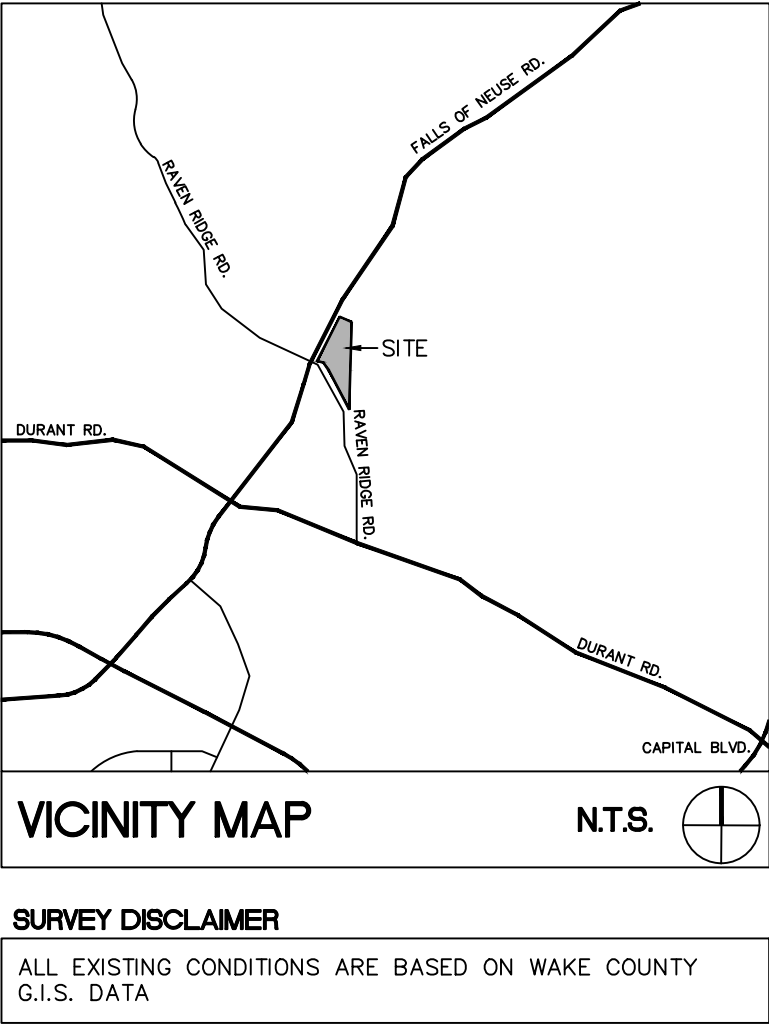
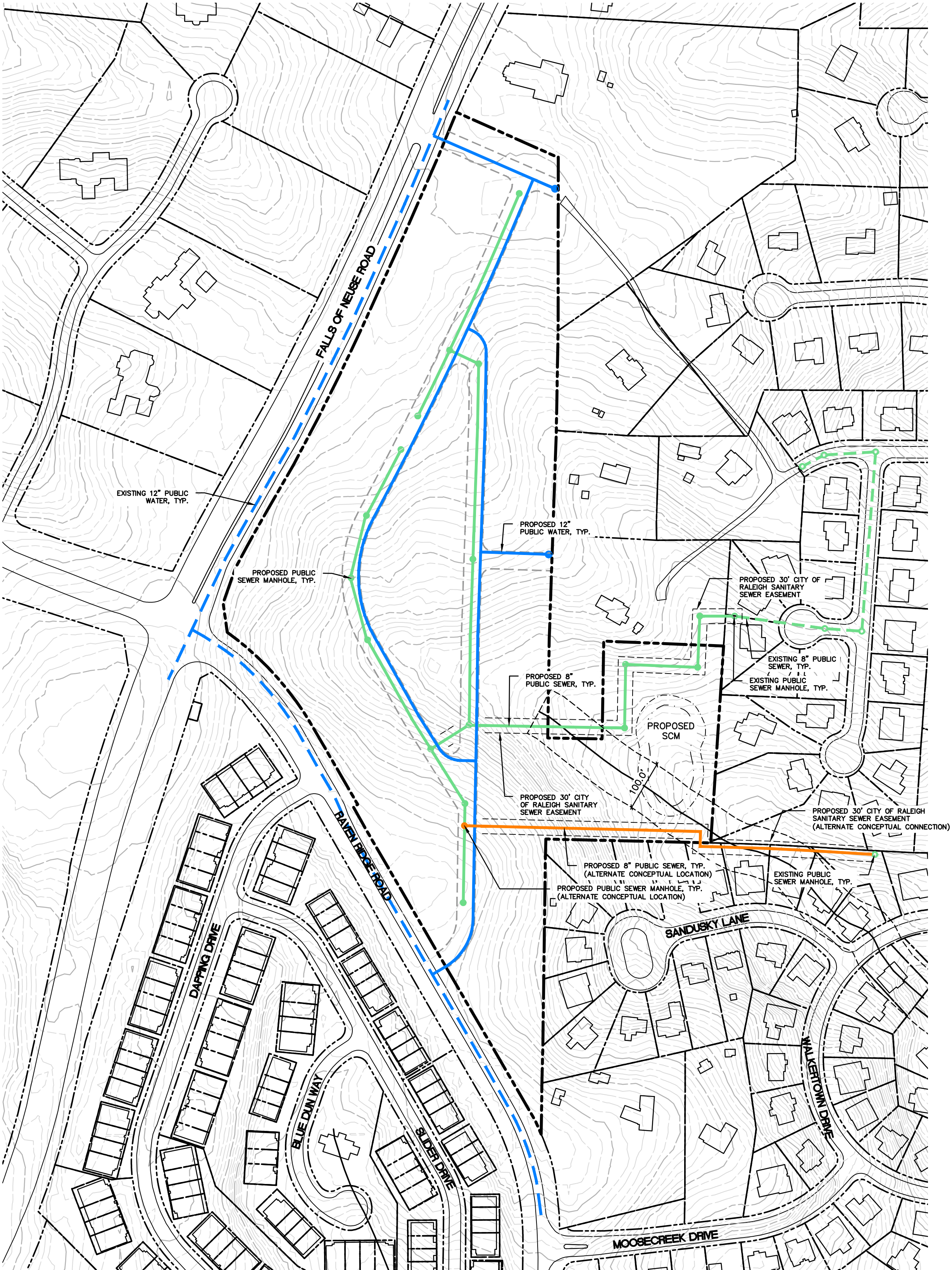
OPEN SPACE, BUFFERS, AND PEDESTRIAN CIRCULATION

Project No.
50489.00

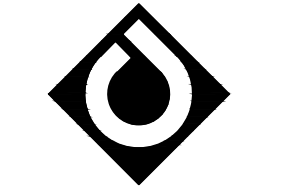
Issued
04/10/19

Revised
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THIRD SUBMITTAL - 09/13/19
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FIFTH SUBMITTAL - 11/18/19





LEGEND	
SYMBOL	DETAIL
	PROPERTY LINE
	CONCEPTUAL BACK OF CURB
	CITY OF RALEIGH SANITARY SEWER EASEMENT
	PROPOSED SCM LOCATION (CONCEPTUAL LOCATION ONLY)
	EXISTING SEWER LINE
	EXISTING WATER LINE
	PROPOSED SEWER LINE (CONCEPTUAL LOCATION ONLY)
	ALTERNATE PROPOSED SEWER LINE (CONCEPTUAL LOCATION ONLY)
	PROPOSED WATER LINE (CONCEPTUAL LOCATION ONLY)



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**FALLS OF NEUSE
AND RAVEN RIDGE**

**PLANNED DEVELOPMENT
DISTRICT MASTER PLAN**

11258 RAVEN RIDGE ROAD
RALEIGH, NC. WAKE COUNTY

**MAJOR UTILITY AND
GENERALIZED
STORMWATER PLAN**

Project No.

50489.00

Issued

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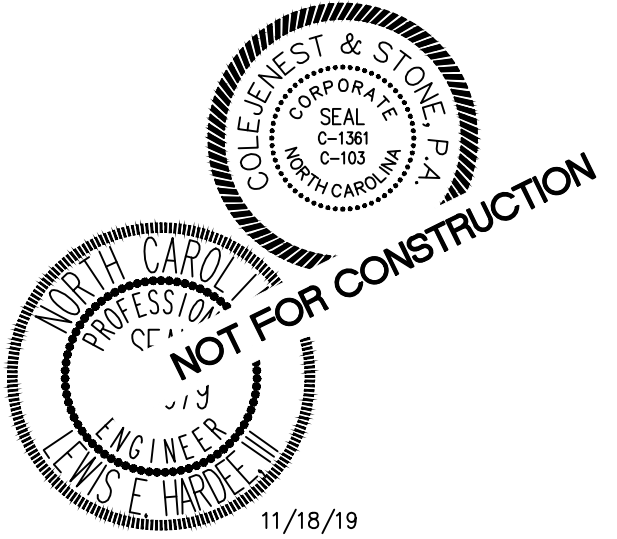
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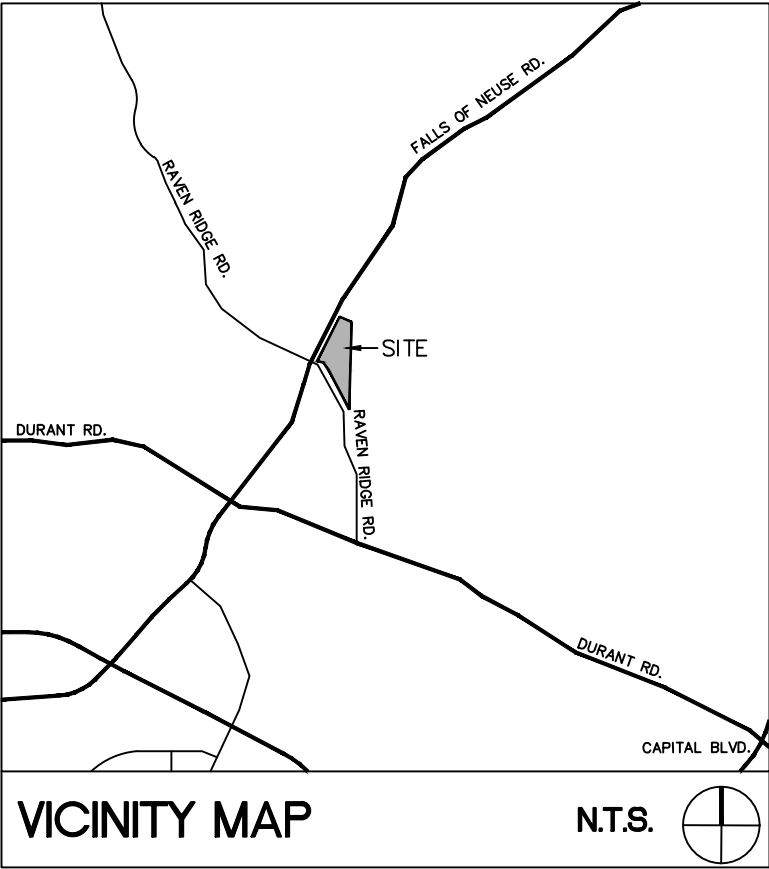


Tree Conservation Calculations:

Site Area: 19.98 AC
Required TCA: 1.98 AC (10%)
Minimum TCA Provided: 2 AC (10%)

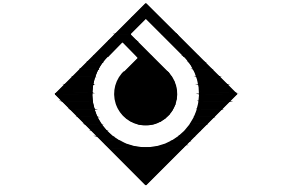
Tree Conservation Area Notes:

1. TOTAL AREA TO BE PRESERVED OR ALLOCATED FOR TREE RE-ESTABLISHMENT = (346,521 SF / 7.96 ACRES) = 40% OF SITE
 - 40% WOODED AREA IS REQUIRED PER SECTION 9.1.9 FOR THE URBAN WATER PROTECTION OVERLAY DISTRICT (UWPOD).
 - 10% TREE CONSERVATION AND 30% REFORESTATION
2. TREE CONSERVATION AREAS WILL BE ESTABLISHED AT THE TIME A DEVELOPMENT PLAN IS SUBMITTED.



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LEGEND	
SYMBOL	DETAIL
	PROPERTY LINE
	TREE CONSERVATION SEARCH AREA (CONCEPTUAL LOCATION ONLY)
	-/-
	-/-



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FALLS OF NEUSE AND RAVEN RIDGE

PLANNED DEVELOPMENT DISTRICT MASTER PLAN

11258 RAVEN RIDGE ROAD
RALEIGH, NC. WAKE COUNTY

TREE CONSERVATION PLAN

Project No.

50489.00

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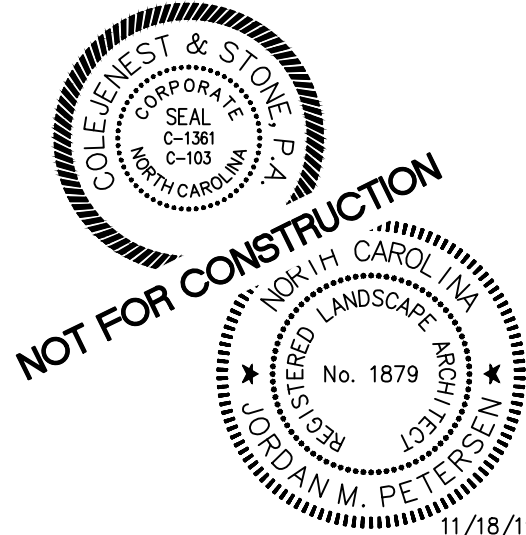
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THIRD SUBMITTAL - 09/13/19

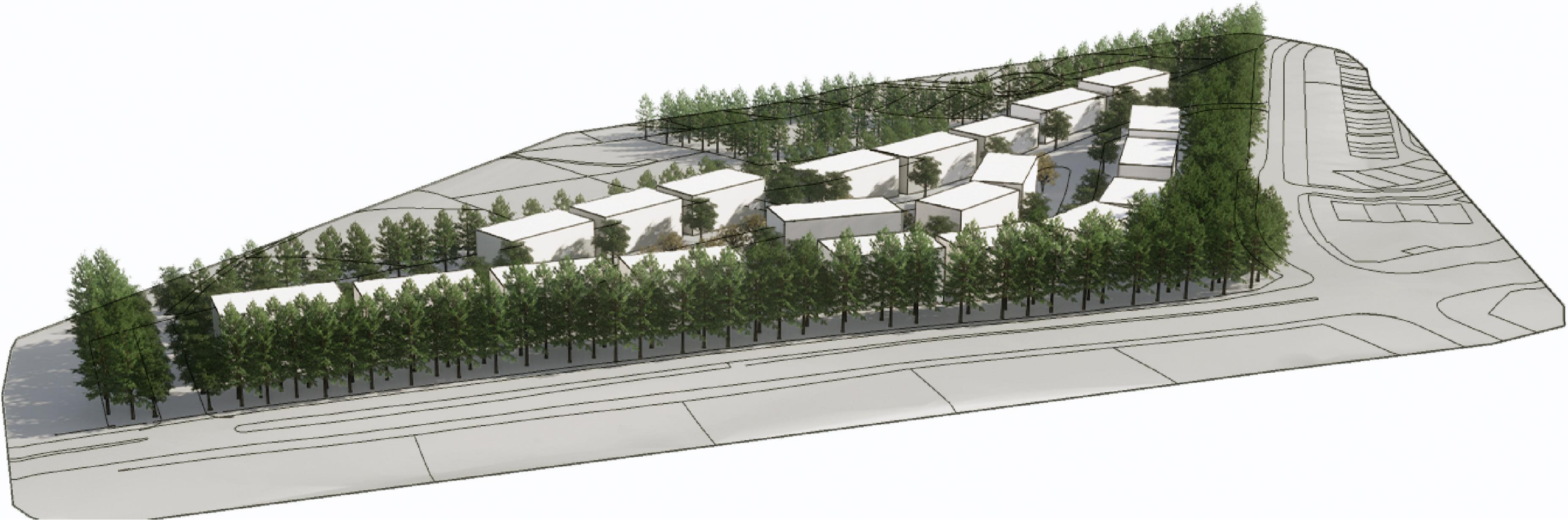
FOURTH SUBMITTAL - 10/08/19

FIFTH SUBMITTAL - 11/18/19

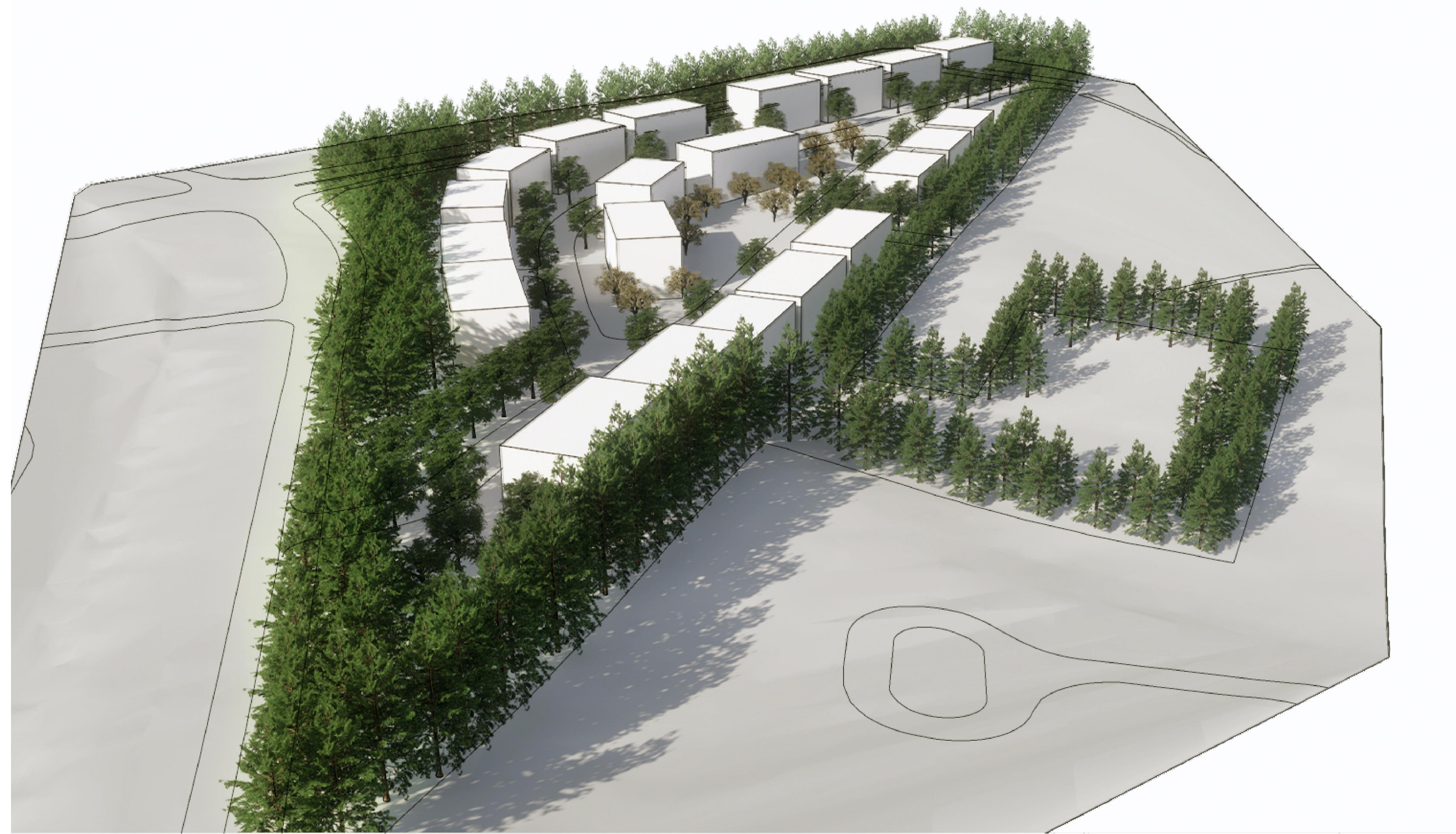


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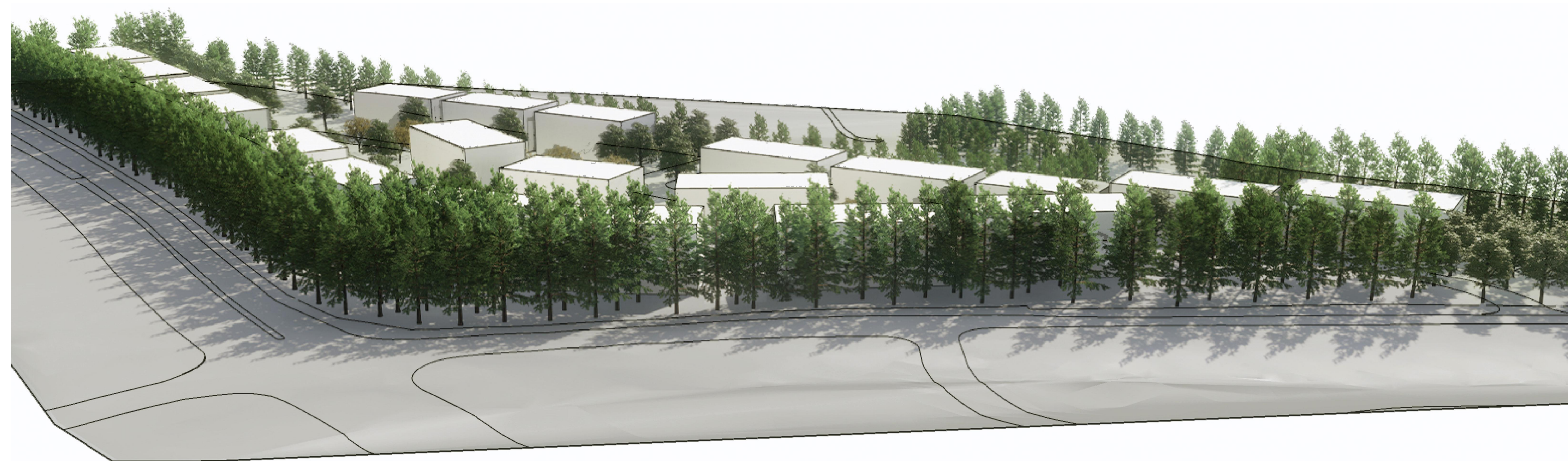
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SITE AXON - SOUTHEASTERN VIEW



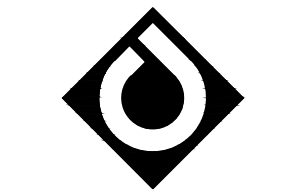
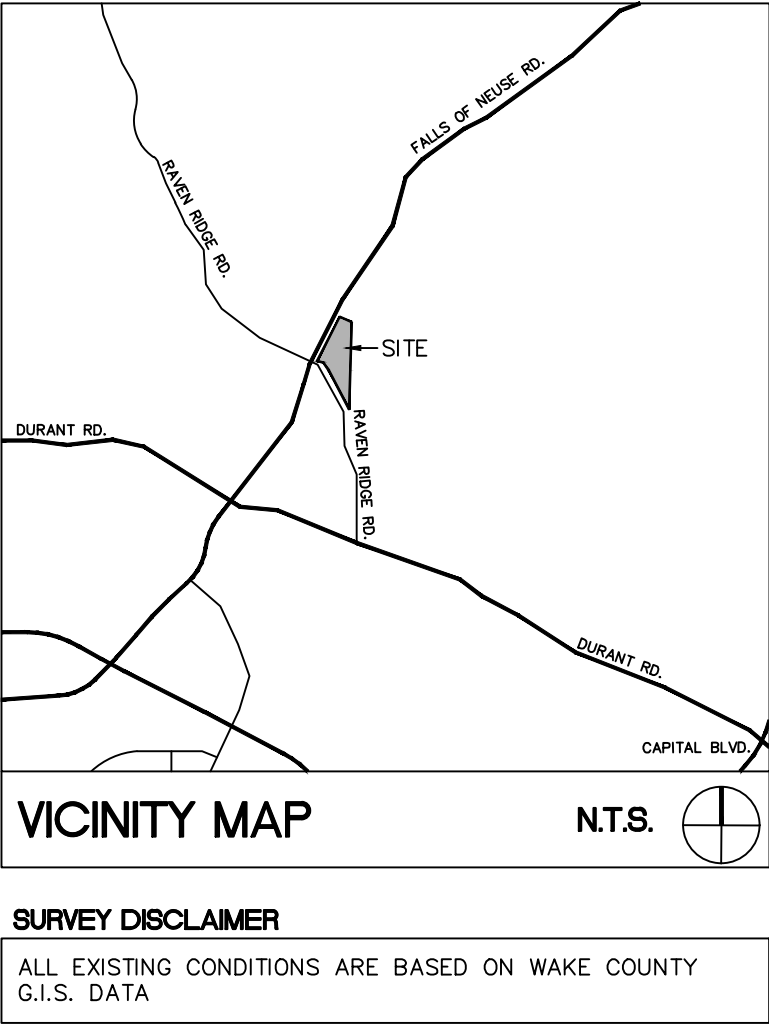
SITE AXON - NORTHERN VIEW



SITE AXON - NORTHEASTERN VIEW



SITE AXON - SOUTHERN VIEW



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**FALLS OF NEUSE
AND RAVEN RIDGE**

**PLANNED DEVELOPMENT
DISTRICT MASTER PLAN**

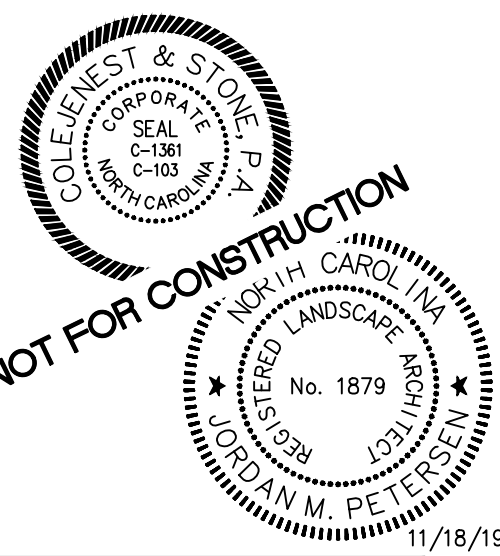
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SITE AXON MODEL

Project No.
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NOT TO SCALE

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