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.


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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.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 shall 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 forgoing, 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 facia 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 parging 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:
- ≥90% opaque visual screening to a height of 6 feet, and
- ≥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.
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

OPEN SPACE,
BUFFERS, AND
PEDESTRIAN
CIRCULATION

OPEN SPACE AND OUTDOOR
AMENITY CONFIGURATION

PARKS & RECREATION

RZ-2.0
ALLIANCE GROUP OF NC
7280 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

MAJOR UTILITY AND GENERALIZED STORMWATER PLAN

REZ-3.0