

ORDINANCE NO. (2023) 553 ZC 865

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-16-20 – 2916, 3020, 3100, 3060, 3062 Hodge Road, and 7000 Poole Road, located south of the intersection of Poole and Hodge Road, being Wake County PINs 1742261807, 1742351442, 1742130839, 1742242873, 1742157514, and 1742089748. Approximately 526 acres rezoned to Planned Development (PD).

Conditions dated: August 25, 2023

PLANNED DEVELOPMENT PLAN

HODGE ROAD ASSEMBLAGE BANKS 20

RALEIGH, NORTH CAROLINA

Rezoning Z-16-20
Annexation AX-12-20

Submittal Date:
February 10, 2021

Revision Dates:

April 21, 2021
December 14, 2021
April 14, 2022
October 27, 2022
November 11, 2022
January 13, 2023
March 24, 2023
July 21, 2023
August 4, 2023
August 11, 2023
August 25, 2023

RECEIVED

By Hannah Reckhow at 5:04 pm, Aug 31, 2023

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PROJECT

Name of Project	Hodge Road Assemblage	
Project Team	Planners & Engineers	WithersRavenel 137 S. Wilmington Street, Suite 200 Raleigh, NC 27601 Phone: 919.469.3340 Brendie Vega, AICP, CNU-A bvega@withersravenel.com Nick Antrilli, PE nantrilli@withersravenel.com
	Attorney	Morningstar Law Group 421 Fayetteville Street, Suite 530 Raleigh, NC 27601 Phone: 919-890-3318 Molly Stuart, Partner mstuart@morningstarlawgroup.com
	Developer	Clayton Properties Group, Inc. dba Mungo Homes 2521 Schieffelin Road, Suite 116 Apex, NC 27502 Phone: 919.390.5299 Chris Simmering csimmering@mungo.com Arnaldo Echevarria, PE nechevarria@mungo.com
Current Zoning Designation	Residential-30 (R-30) Wake County	
Proposed Zoning Designation	Planned Development (PD) Neighborhood Mixed Use (NX-PD), Residential Mixed Use (RX-PD), and Residential-10 (R-10-PD)	
Current City of Raleigh 2030 Comprehensive Plan Designation	Rural Residential (RR) *Part of Southeast Special Area Study	
Proposed City of Raleigh 2030 Comprehensive Plan Designation	Neighborhood Mixed Use Low Density Residential Moderate Density Residential Open Space	
Gross Acreage	522.68 acres	

INTRODUCTION

This document and accompanying exhibits are submitted as part of the Planned Development (PD) Special District rezoning request for Hodge Road Assemblage with the underlying zoning districts NX, R-10, and RX. The site is comprised of six contiguous parcels bound by the Neuse River to the west and south and Poole Road to the north. The site extends east beyond future Interstate 540 (I-540) and lies in the area commonly known as the Neuse River "horseshoe."

The proposed Master Plan contains a mix of residential, neighborhood commercial, and recreational uses. The Master Plan is conceptual and may vary from what is shown on the plan.

MASTER PLAN RESTRICTIONS

1. A 4,000 linear foot greenway trail will be built within the Neuse River Greenway Easement, subject to approval by the City of Raleigh and the North Carolina Department of Environmental Quality.
2. A maximum of 10,000 square feet of non-residential primary uses shall be permitted.
3. The following uses shall be prohibited:
 - a. Telecommunication Tower (<250')
 - b. Telecommunication Tower (>250')
 - c. Remote parking facility
 - d. Vehicle Sales/Rental
 - e. Detention Center, jail, prison
4. The maximum trip generation shall be consistent with that utilized for the Traffic Impact Analysis.
5. A minimum of 20% of townhouses shall be alley loaded.
6. The burial site of former NC Governor and Senator, David Stone identified on Master Plan Sheet 1.0 Existing Conditions Plan will be preserved and no residential parcel shall be located closer than 50 feet to the burial site.
7. The Owner shall either:
 - (i) Dedicate to the City of Raleigh that certain area of land consisting of no less than three (3) acres in size, having approximately 400 feet of Poole Road frontage and being all of that certain property having Tax Identification Number 1742096775 and a portion of that certain property having Tax Identification Number 1742094473 and a portion of that certain property having Tax Identification Number 1742089748, and as shown on the Master Plan as the 'Future Fire Station' (the "Identified Parcel") for a public fire station, subject to approval by the City of Raleigh. If the City determines that a temporary fire station cannot be constructed within the dedicated land, up to two (2) acres of additional land, subject to approval by the City, shall be dedicated to the City in the form of temporary construction and access easements in another location;

OR
 - (ii) Dedicate to the City of Raleigh a parcel of land at least three (3) acres in size (the "Unidentified Parcel") for a public fire station. Such Unidentified Parcel shall have frontage along either Poole Road or Hodge Road. The Owner shall provide all stormwater facilities (assuming maximum 65% impervious coverage) and tree conservation areas (minimum 10% of acreage dedicated) ("TCA") required to develop the public fire station on the Unknown Parcel according to the City's specifications.

The stormwater facilities and TCA shall be provided without encumbering the Unidentified Parcel with any stormwater device or TCA. The Owner shall also dedicate up to two (2) acres of additional land subject to approval by the City, in the form of temporary construction and access easements as requested by the City to accommodate the construction activity related to the City's future development of the Unidentified Parcel.

The selected location of the fire station, whether the Identified Parcel or an Unidentified Parcel (such selected parcel, the "Fire Station Land") shall be subject to approval by the City and designated on the Site Plan submitted by the Owner to the City for the first new building in the Hodge Road Assemblage (the "Site Plan"). Review of any Site Plan application may be extended by up to six months by the City to allow for review of any Unidentified Parcel selected for the Fire Station Land.

Following approval of the Site Plan, the Owner shall irrevocably dedicate the Fire Station Land to the City by deed, approved by the City Attorney as to form. The dedication of the Fire Station Land shall occur prior to the issuance of a building permit for any building in the Hodge Road Assemblage. A note shall be included on the Site Plan that states as follows: "No building permit shall be approved for any building in the Hodge Road Assemblage until the Fire Station Land as defined in the Hodge Road Assemblage Master Plan has been dedicated by the Owner."

8. A minimum of ten (10) pocket parks shall be provided throughout the development and meet the following standards:
 - a. Each residential dwelling lot shall be located within a ½ mile to a pocket park;
 - b. Pocket parks shall be a minimum size of 3,000 square feet;
 - c. At a minimum, each pocket park shall contain one of the following elements:
 - i. Dog Park
 - ii. Playground
 - iii. Play Field
 - iv. Sport Courts
 - v. Art Installation
 - vi. Seating Area
 - vii. Walking Trail
 - viii. Community Garden
 - ix. Entertainment Venue
 - x. Pedestrian Promenade
 - xi. Outdoor Fitness Equipment
 - xii. Pond Fishing Dock
 - xiii. Picnic Park
 - xiv. Hammock Park
 - d. At a minimum, four (4) of the ten (10) pocket parks will provide an active recreation element. The following elements listed in 8.c qualify as active recreation:
 - i. Playground
 - ii. Play Field

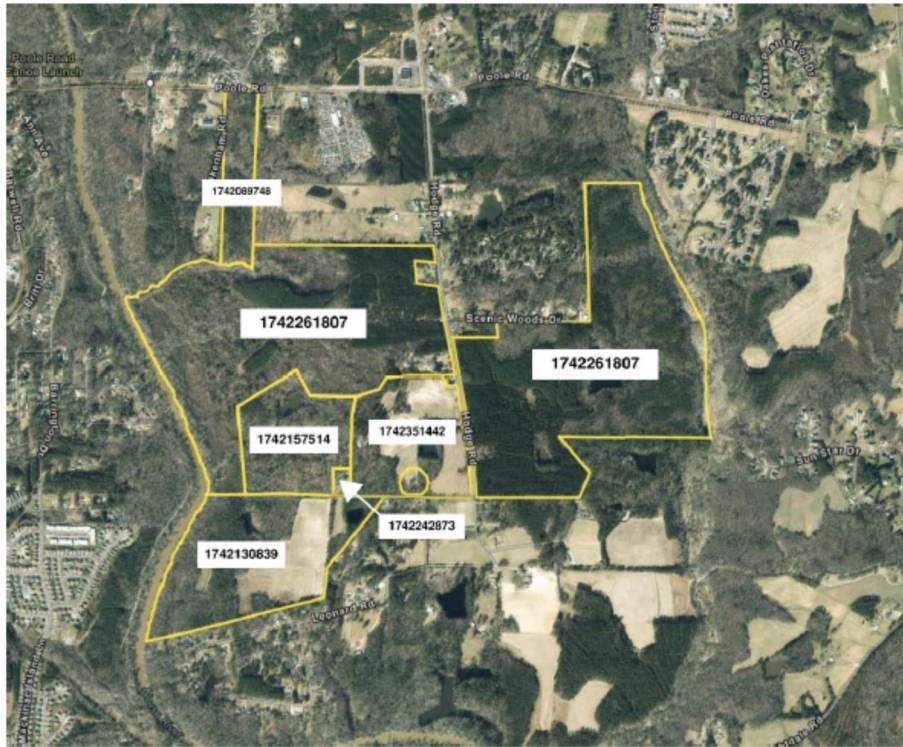
- iii. Sport Courts
- iv. Outdoor Fitness Equipment

9. The building types shall meet the following design elements:
 - a. The front elevation of each detached house, attached house, townhouse shall have at least three (3) of the following elements:
 - i. Front Porch or Covered Front Entry
 - ii. Lap Siding
 - iii. Board & Batten Siding
 - iv. Shake Siding
 - v. Shutters
 - vi. Window Trim
 - vii. Masonry Accent (stone or brick)
 - viii. Gable
 - ix. Dormer
 - x. Balcony
 - xi. Decorative Trim Accent
 - xii. Garage Carriage Light(s)
 - xiii. Roof Material Accent (for example, metal roof accent)
10. The facade of all lots facing proposed Road F from the intersection with Poole Road to Road B, and Road B from Road F to Hodge Road shall have fiber cement siding, brick or stone accents, or a combination thereof. The sides and rear elevations may be vinyl siding.
11. The development shall provide a minimum 20% of net area as open space, however the portion in excess of UDO requirements need not comply with 2.5.3 Configuration of Open Space.
12. The area labeled 'Bridge Landing Area' on the Master Plan shall be reserved to accommodate a portion of a future bicycle and pedestrian bridge crossing the Neuse River (the "Neuse Bridge"). If the City of Raleigh notifies the owner of the Bridge Landing Area of its intent to construct the Neuse Bridge, then a portion of the Bridge Landing Area no more than 1.25 acres in size and as otherwise determined by the City of Raleigh shall be dedicated to the City of Raleigh together with such temporary construction and access easements necessary for construction of the Neuse Bridge, and such dedicated area shall be included within the required open space set forth in requirement 11. Such dedication may be deed-restricted to limit use to public non-vehicular access, transportation, and recreational purposes.
13. The area labeled 'Active Recreation Area' on the Master Plan shall provide an active recreation facility, which shall include a 9-hole disc golf course or other active recreation facility approved by the City of Raleigh, and an area reserved for parking. If a disc golf course is provided, it shall be constructed in accordance with the design elements outlined by the Professional Disc Golf Association (PDGA) guidelines, at minimum. If other active recreation facility approved by the City is provided, it shall be an outdoor facility supporting any of the Priority Programs or Highest Priority Programs set forth in Table 72 of the City of Raleigh Parks, Recreation, and Cultural Resources System Plan, or any successor plan thereto, and shall be constructed in accordance with the City's standards. Upon request by the City of Raleigh, (i) a portion of the Active Recreation Area not less than five (5) acres in area and

including the active recreation facility and reserved parking area, and (ii) a bicycle and pedestrian access path from the Reserved Parking Area to the Greenway Easement, the Active Recreation Area, or the Neuse Bridge, shall be dedicated to the City of Raleigh and may be deed restricted to limit use to public access, parking, and recreational purposes. The dedicated area shall be included within the required open space set forth in requirement 11. The dedicated area shall be sized to adequately accommodate the intended use and its parking area, up to a maximum of the entire 24-acre Active Recreation Area and shall include at least 1.5 acres of land that the City of Raleigh determines is not encumbered by any major impediments creating an undue burden on the development, maintenance, and operation of the approved active recreation facility. The Active Recreation Area encompasses (i) 12 acres outside of the Bridge Landing Area, Neuse River Greenway easement, and the Sewer Easement, as shown on the Master Plan, and (ii) an additional 12 acres coinciding with one or more of the Bridge Landing Area, the Neuse River Greenway Area, and the Sewer Easement. No certificate of occupancy (CO) shall be issued for any dwelling unit until and unless all improvements identified in this requirement #13 have been completed.

14. The project area's perimeter buffer shall be consistent with buffer details as shown on Master Plan Sheet 2.0.
15. Permanent signage shall be placed along the perimeter of undisturbed protected areas at a minimum of every 500 linear feet identifying areas as protected.
16. Applicant shall provide a minimum of 10,000 square feet of land area reserved for provision of habitat for native plants across 10 pocket parks. Land areas shall consist of solely North Carolina native species to include a majority of vegetation (trees, shrubs, perennial plants and grasses) identified as native pollinator plants or attracting pollinators as outlined in the North Carolina State University Extension Plant Toolbox database or any successor database or list. The minimum planting standard shall be 1,000 sq ft per pocket park, with a minimum dimension of 20'. Plantings shall consist of one (1) tree for every 200 sq ft and six (6) shrubs per 200 sq ft. Existing native vegetation may be utilized to meet this requirement.
17. No principal structure shall be located less than 300 feet from the Neuse River's top of bank within the R-10 base district, nor shall any principle structure be located less than 500 feet from the Neuse River's top of bank within the NX base district.

VICINITY MAP



PIN	Current Owner	Future Land Use Map	WC Current Zoning	Proposed Zoning	Parcel Acreage
1742351442	Builders Capital LLC	Rural Residential	R-30	RX-PD	46.343
1742130839	Builders Capital LLC	Rural Residential	R-30	R-10-PD	78.703
1742261807	Hodge Road LLC	Rural Residential	R-30	NX-PD RX-PD	333.100
1742157514	Clayton Properties Group Inc	Rural Residential	R-30	NX-PD R-10-PD RX-PD	41.697
1742242873	Clayton Properties Group Inc	Rural Residential	R-30	R-10-PD	1.804
1742089748	Dalphine M. Upperman	Low Density Residential	R-30	RX-PD	21.040
Total Acreage					522.687

UDO MODIFICATIONS

The PD District allows modification of standards, as approved by the City Council under Unified Development Ordinance (UDO) Section 10.2.4. Rezoning. The drawings attached here and constituting the Master Plan shall not be considered a literal depiction of the project, which shall be bound only by the requirements of the applicable underlying zoning districts and the UDO, as modified by the following Sections.

UDO Section	UDO Requirement	UDO Modification
8.3.2 Blocks	Maximum block perimeter: 4,000 ft.	Where there are blocks that are not able to comply with the provisions of 8.3.2, the maximum block perimeter shall be no greater than 6,500 linear feet as shown on the "Block Perimeter" exhibit in the Master Plan.
Justification	Modifications from block perimeter are limited and will assist with impacts to buffered streams.	

UDO Section	UDO Requirement	UDO Modification
8.3.2.A.2.b	UDO Section 8.3.2.A.2.b allows for the modification of a dead-end street in a PD Master Plan.	The maximum dead-end street will be 800 linear feet.
Justification	Modification to the dead-end street will assist in avoiding impacts to buffered streams.	

UDO Section	UDO Requirement	UDO Modification
8.5.2. Street Types	Where no alternative section is shown, street types and sidewalk widths shall conform to the City of Raleigh's standard specification and detail.	A private alleyway section will vary from the typical street sections as shown on sheet 5.0 <i>Alternate Alley Sections</i> of the Master Plan.
Justification	The project will comply with the City's typical sections and alternates permitted except where there will be some modifications to alleys as shown in the Master Plan.	

UDO Section	UDO Requirement	UDO Modification
1.5.9, 3.2 Transparency	Various Requirements for Transparency in Mixed Use Districts	No transparency requirements for Detached House, Attached House, or Townhouse building types
Justification	Due to the variety of housing types, sizes, garage location, and frontage, the transparency may not be achieved as prescribed.	

UDO Section	UDO Requirement	UDO Modification
3.2 Dimensional Standards	Various Requirements for Lot Dimensions, Setbacks, and Height	Dimensional Standards have been reduced in some cases and will follow the table below. Use Types and Dimensions not listed in the table below shall follow the UDO, including Site Dimensions and Parking Setbacks.
Justification	The alternate dimensional standards setback shown in the table below will allow the Planned Development to accommodate a variety of housing products. Different housing types can have similar setbacks to create smooth visual transitions and avoid spatial contrast. This will create a human-scale environment with a strong sense of place and pedestrian-focused networks.	

UDO Section	UDO Requirement	UDO Modification
8.3.5 Driveway Width	Residential driveways on a local street shall be 10' minimum in width measured at the street right-of-way for up to 6 off-street parking spaces.	Residential driveway on a local street 8.5' minimum in width measured at the street right-of-way or alley.
Justification	The project includes a mix of homes with 1 or 2-car garages. The typical garage door for a 1-car garage is 8' wide, and the narrower driveway (8.5' minimum) will extend the width of the garage door plus the edge trim. This approach will also reduce the impervious surface areas and allow for additional area to grade between the driveways of neighboring homes.	

UDO Section	UDO Requirement	UDO Modification
8.3.2 Blocks	Maximum block perimeter: 4,000 ft.	Where there are blocks that are not able to comply with the provisions of 8.3.2, the maximum block perimeter shall be no greater than 6,500 linear feet as shown on the "Block Perimeter" exhibit in the Master Plan.
Justification	Modifications from block perimeter are limited and will assist with impacts to buffered streams.	

DIMENSIONAL STANDARDS

NX-PD & RX-PD

	Detached House	Townhouse	Apartment	General Building
A. Lot Dimensions				
A1. Area (min)	2,400 sf	n/a	7,500 ft ²	n/a
A2. Area (max)	n/a	n/a	n/a	n/a
A3. Width (min)	26'	16'	n/a	n/a
B. Building/Structure Setbacks				
B1. From primary street (min)	10'	10'	5'	5'
B2. From front lot line (min)*	5'	5'	5'	5'
B2. From side street (min)	10'	10'	5'	5'
B3. From side lot line (min)	3'	n/a	0' or 6'	0' or 6'
B4. From rear lot line (min)	10'	10'	0' or 6'	0' or 6'
B6. From alley (min)	4'	4'	4'	4'
C. Accessory Structure Setbacks				
C1. From primary street (min)	20'	20'	n/a	n/a
C2. From side street (min)	10'	10'	n/a	n/a
C3. From side lot line (min)	3'	3'	n/a	n/a
C4. From rear lot line (min)	5'	3'	n/a	n/a
C5. From alley	4' or 20' min	4' or 20' min	n/a	n/a
D. Height				
D1. Principal Building (max)	3 stories	3 stories	4 stories	4 stories
D2. Accessory Structure (max)	25'	25'	n/a	n/a

*For parcels fronting a common area

R-10-PD

	Detached House	Townhouse
A. Lot Dimensions		
A1. Area (min)	4,000 sf	n/a
A3. Width (min)	26'	16'
B. Principal Building Setbacks		
B1. From primary street (min)	10'	10'
B2. From front lot line (min)*	5'	5'
B2. From side street (min)	10'	10'
B3. From side lot line (min)	3'	n/a
B4. From rear lot line (min)	10'	4' or 20'
C. Accessory Structure Setbacks		
C1. From primary street (min)	20'	20'
C2. From side street (min)	10'	10'
C3. From side lot line (min)	3'	3'
C4. From rear lot line (min)	5'	3'
C5. From alley	4' or 20' min	4' or 20' min
D. Height		
D1. Principal Building (max)	3 stories	3 stories
D2. Accessory Structure (max)	25'	25'

*For parcels fronting common area

URBAN DESIGN GUIDELINES

The subject site is consistent with UDO Section 4.7.5. *General Design Principles.*

- A. *When at least 20 residential units are proposed, the project includes a variety of housing stock that serves a range of incomes and age groups, and may include detached houses, attached houses, townhouses, apartments, and dwelling units above first floor commercial spaces.*

The Hodge Road Assemblage will consist of single-family, detached houses, and townhouses which will serve a wide range of income and age groups and encourage a sense of community with a vast open space network.

- B. *Uses are compact and well-integrated, rather than widely separated and buffered.*

The compact, well-integrated project design will foster a sense of place and community in the neighborhood. Seamless transitions and common design elements across different development phases will establish a sense of continuity throughout the neighborhood, with access to green, common open spaces being the driver to creating a sense of community and cohesion between phases and uses.

- C. *Compatibility among different uses is achieved through effective site planning and architectural design.*

The Hodge Road Assemblage will allow residents to gather, shop, and recreate near their homes. A greenway will be constructed on the east side of the Neuse River.

- D. *A variety of business types are accommodated, from retail and professional offices to live-work. Office uses vary from space for home occupations to conventional office buildings.*

The project offers a variety of housing and neighborhood-scale retail. Due to fluctuating market demand for office space, a coworking space is being considered to accommodate residents who work from home. Additionally, many of the homes will provide a "home office" option.

- E. *Special sites, such as those at a terminated vista, are reserved for public or civic buildings and spaces that serve as symbols of the community, enhancing community identity.*

The southern portion of POD A includes an amenity center and a non-residential space. The location provides a connection to the Neuse River and is also home to the grave site of former Governor and Senator, David Stone. These ties to the landscape and history contribute to the community's identity.

- F. *The project includes a variety of street types designed to be accessible to the pedestrian, bicycle, and automobile. Streets are connected in a way that encourages walking and reduces the number and length of automobile trips.*

The incorporation of a grid network, alleys, compact lots, and reduced setbacks will support and enhance pedestrian activity.

- G. *Bicycle circulation is accommodated on streets and on dedicated bicycle paths or greenways with adequate bicycle parking facilities being provided at appropriate locations.*

The Project will accommodate bicycle facilities and promote adequate circulation throughout the site. The street network incorporates bike facilities like bike lanes, on-street multi-use paths, or street marking and adequate bicycle parking will be provided at amenity sites and destinations.

H. *Building facades spatially delineate the streets and civic spaces, and mask parking lots.*

Buildings and landscaping will take precedence over auto-oriented elements of this development to achieve a distinct sense of place. The site will be defined by edges, paths, and districts. Parking lots will be masked to comply or exceed the City of Raleigh's landscaping standards.

I. *Architecture and landscape design are based on the local climate, topography, history, and best building practices.*

The Hodge Road Assemblage is meticulously designed around the natural topography and the Neuse River.

J. *The development includes open space as a significant element of the project's design. Formal and informal, active and passive open spaces are included. Open spaces may include, but are not limited to, squares, plazas, greens, preserves, farmers markets, greenways, and parks.*

The pedestrian greenway system will extend to and along the Neuse River and provide connections to the community's private mini-parks and gathering places, active and passive open spaces, and other destinations will make this a community that encourages the health of its residents and celebrates the outdoors. A 150-foot-wide Neuse River Greenway Easement is proposed and will provide a minimum of 4,000 linear feet of public greenway trail along the river, built to City of Raleigh Greenway standards.

K. *The project is compatibly integrated into established adjacent areas, and considers existing development patterns, scale, and use.*

The project will serve as an extension of the City of Raleigh and has been designed to meet the characteristics of the surrounding development. New single-family homes will be located adjacent to existing single-family homes for continuity. Density will increase towards the proposed I-540 extension where multifamily units will be located.

L. *The project is a clearly identifiable or legible place with a unique character or unique tradition.*

The Hodge Road Assemblage will be a remarkable community in Raleigh, promoting its significant character while creating unique features and traditions.

M. *Public art, including but not limited to, monuments, sculpture, and water features, is encouraged.*

During design of the amenities and common spaces, public art and water features will be explored that provide a natural connection between home, work, and nature.

N. *Entertainment facilities, including but not limited to, live music venues and theatres, are encouraged.*

This plan will have common areas for the community to gather and entertain. Amenity areas near the river will be the focal point at a terminating vista that will provide the visual attraction and gathering space for community events.

2030 COMPREHENSIVE PLAN

The future land use designation for the subject site is "Rural Residential," and the clustering of housing is stated as an alternative strategy to conservation goals in this category.

- This proposed rezoning would allow for compact residential uses in the subject parcels. Such concentration improves the efficiency of utility services, preserves exiting landscaping and open space and reduces the negative impacts of low density and non-contiguous development in line with **Policy LU 2.2**.
- Additionally, the concentration mentioned above would also allow for the setting aside of open space, meeting the need for public amenities and services consistent with **Policy LU 2.4**.
- The proposed rezoning would allow for a greater variety of housing types with the inclusion of single-family, detached, single-family, attached (townhomes), cottage court homes, and a limited number of apartment homes. This is consistent with **Policy LU 8.1** which strives to provide a greater housing variety.

SOUTHEAST SPECIAL AREA STUDY

This site is part of the Southeast Special Area Study. This project adheres to the following guiding principles for the Southeast Special Area Study.

- Encourage and facilitate master-planned, mixed-use development, green and walkable.
- Discourage piecemeal development; incentivize property consolidation.
- Set a standard for innovative development in this greenfield area, exemplary of the Comprehensive Plan.
- Support Neuse River as a unique environmental and recreational resource
- Enhance regional greenway connectivity.

This is a master-planned development that consolidates over 520 acres of land along the Neuse River. The river will be a focal point of the development. The deliberate, thoughtful planning of this development along with its natural resources will make it an asset to the community.

PHASING

The phasing plan for the Hodge Road Assemblage Planned Development District is under development. A conceptual phasing plan is shown on Sheet 7.0 of the Master Plan to depict how phasing may occur. Currently the development is contemplated to be completed in five (5) main phases, subject to change and to be determined at the time of Preliminary Subdivision stage. The following criteria will be considered in the development of the phasing plan for the Hodge Road Assemblage community:

- Completion of the Neuse River East Parallel Sewer Interceptor, currently under construction.
- Completion of the East Neuse Regional Pump Station Improvement Project, currently

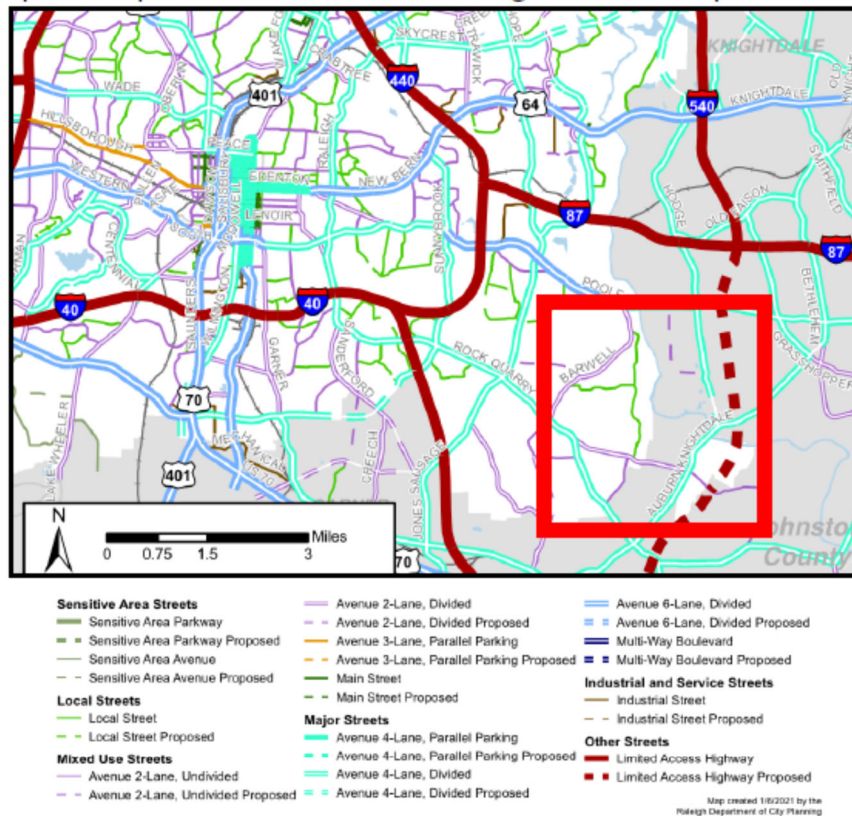
under construction.

- Data and recommendations of the Traffic Impact Analysis.
- Construction schedule for future I-540 interstate; including interchange with and improvements to Hodge Road and Poole Road.

TRANSPORTATION

The Hodge Road Assemblage proposes an Avenue 2-Lane Divided Mixed Use Street that is parallel to Hodge Road to provide a second means of access to the south between the Neuse River and future I-540. The construction timing of this parallel avenue and connection to Hodge Road 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.

Excerpt of Map T-1 Street Plan from Raleigh's 2030 Comprehensive Plan



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 COR/PUD water main is located in Poole Road. The extension of water mains in Hodge Road and the future parallel avenue (2-lane

The burial site of former NC Governor and Senator, David Stone, is located on the Project site as identified on Master Plan Sheet 1.0 Existing Conditions Plan. The grave site will be preserved, and the access required will be provided as well as a 50-foot buffer to proposed lot lines.

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

6th SUBMITTAL - MARCH 10, 2023
COUNCIL SUBMITTAL - AUGUST 11, 2023
COUNCIL SUBMITTAL - AUGUST 25, 2023

VICINITY MAP

1"=4" 200'

LOCATION MAP

1"=4" 200'

Sheet List Table

Sheet Number	Sheet Title
01	COVER
02	EXISTING CONDITIONS PLAN
03	PLANNED LAYOUT
04	TREE CONSERVATION
05	OPEN SPACE PLAN
06	4.0 TRAFFIC & UTILITY PLAN
07	STORMWATER & UTILITY PLAN
08	PAVING PLAN
09	STORM DRAINAGE
10	2.0 EXISTING PLAN

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05	OPEN SPACE PLAN
06	4.0 TRAFFIC & UTILITY PLAN
07	STORMWATER & UTILITY PLAN
08	PAVING PLAN
09	STORM DRAINAGE
10	2.0 EXISTING PLAN

VICINITY MAP

1"=4" 200'

LOCATION MAP

1"=4" 200'

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