

**Ordinance (2015) 422ZC708**

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

**Z-23-14/ MP-1-14 – Maywood Avenue**, south side, between Lake Wheeler Road and Montrose Street, being Wake County PINs 1703212634, 1703210713, and 1703117788. Approx. 16.64 acres are to be rezoned from Industrial-2 and Residential-10 Conditional Use, both with Special Highway Overlay District-2 (IND-2 & R-10-CU w/ SHOD-2), to Planned Development with Special Highway Overlay District-2 (PD w/ SHOD-2). No development shall take place on the subject properties except in accordance with the accompanying Master Plan (attached).

MASTER PLAN  
“CARALEIGH COMMONS”  
PLANNED DEVELOPMENT (PD)  
+/- 16.51 ACRES  
MP-1-14

Developers: Richard Johnson, Amy Goodale  
Caraleigh Village, LLC  
514-338 Daniels Street  
Raleigh, North Carolina 27605  
[richard-cityspace@nc.rr.com](mailto:richard-cityspace@nc.rr.com)

Civil Engineering: C. Ross Massey, PE  
Land Design, Inc.  
510 Glenwood Avenue, Suite 317  
Raleigh, North Carolina 27603  
[rmassey@landdesign.com](mailto:rmassey@landdesign.com)

Attorney: Lacy H. Reaves  
Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P.  
2300 Wells Fargo Capital Center  
150 Fayetteville Street, Suite 2300  
Raleigh, NC 27601  
[lreaves@smithlaw.com](mailto:lreaves@smithlaw.com)

Submitted: July 15, 2014  
Resubmitted: February 4, 2015

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## **1. SUMMARY INFORMATION:**

- A. Name of Development: Caraleigh Commons
- B. Name of Owners: Caraleigh Village, LLC
- C. Applicant: Richard Johnson  
Caraleigh Village, LLC  
514-338 Daniels Street  
Raleigh, North Carolina 27605  
[richard-cityspace@nc.rr.com](mailto:richard-cityspace@nc.rr.com)

## **2. PROPERTY INFORMATION:**

MP-1-14– The Caraleigh Commons Subdivision is on Maywood Avenue at Herring Street, and is Wake County PIN(s) 1703212634, 1703210713 and 1703117788. It is approximately 16.51 acres to be rezoned from Residential-10-CU and IND-2 to Planned Development (PD) District with PD Master Plan.

## **3. INTRODUCTION:**

This document and the accompanying attachments and exhibits submitted herewith are provided pursuant to the provisions of the Unified Development Ordinance (the “UDO”) dealing with the Planned Development District (“PD”) for the Caraleigh Commons Subdivision, a small format urban home community (the “Development”) proposed by Caraleigh Village Limited Liability Company (the “Developer”), the developer of the properties located on the south side of Maywood Avenue at the intersection of Herring Street in Southeast Raleigh. Development of the Property will be in accordance with the Master Plan associated with the zoning case, refer to Section 16 - Appendices for the Master Plan sheets. The Development will be a pedestrian-oriented, urban infill residential development with detached single family uses and multi-unit living uses (apartment) consistent with the nature of the residential uses in the vicinity. The existing conditions of the properties include a single vacant building with surface parking and a radio tower. The existing structures are indicative of an older industrial area of Raleigh and consistent with other older existing properties in the area. Property directly abutting the proposed site has redeveloped into multi-family condominiums (Caraleigh Mills).

#### **4. LAND USE INTENSITY:**

- A. Land use shall be according to UDO table 6.1.4 Allowed Principal Use Table for zoning district R-10. Accessory uses and structures will be according to UDO Article 6.7.
- B. On Parcel 1703117788, an existing Radio Tower is located on the upper west side of the parcel and will remain in its current location and will be considered a permitted use. When the Radio Tower is removed in the future, then Phase 2 of the development will proceed.
- C. Residential density overall shall not exceed four (4) dwelling units per acre.
- D. Land Use Plan:  
A conceptual Overall Site Plan ("Land Use Plan") is included with this Master Plan (see Plan Sheet C 2.0). The Land Use Plan is intended to provide a general idea as to the development concept proposed by the Master Plan, but shall not be considered a literal depiction of the Development. This neighborhood may provide a mix of residential detached houses and apartment buildings. The pedestrian scaled relationship of the buildings to the framework of the streets will fit the character of the new development and continue revitalization of this area.
- E. Neighborhood Transitions:  
Neighborhood transitions will follow UDO Article 3.5. For this project Neighborhood Transitions shall be similar to building types in RX- where 3 stories is the maximum height.

#### **5. TRANSPORTATION INFORMATION:**

The current property use is a largely vacant lot with a radio tower use and the proposed change will include fifty (57) detached single family units and two (2) apartment buildings with up to 4 units each. Trip generations per the ITE manual are as follows:

- A. Existing Use: Office Building (4328 sf)  
121 average trips per day  
16 peak hour AM trips per day  
83 peak hour PM trips per day
- B. Proposed Use: 57 detached single family and 2 apartment buildings with up to 4 units each  
798 average trips per day  
57 peak hour AM trips per day

85 peak hour PM trips per day

Due to the small size of the development the traffic impacts would be minimal and the surrounding road network appears to operate at adequate levels of service with little to no delay.

## **6. CIRCULATION PLAN:**

- A. The Development will utilize existing Maywood Avenue and will provide an internal street network (Proposed Neighborhood Yield Street) that connects thru traffic to the adjoining Maywood Avenue. Street Design will meet the requirements of the UDO Article 4.7.2(f). Street widths shall be as follows:
  - 1. Maywood Avenue: Shall meet the standards of the Street Design Manual for roadway cross-section widths: Avenue-2-Lane-Divided.
  - 2. Neighborhood Yield Street: Shall meet the standards of the Street Design Manual for roadway cross-section widths: Neighborhood-Yield-Street.
- B. Sidewalk locations and widths shall be as follows:
  - 1. Sidewalks will be located along both streets to provide connections for pedestrians.
  - 2. Sidewalk widths shall meet the roadway sections specified in the Street Design Manual.
- C. Driveway locations and widths shall be as follow:
  - 1. Driveways shall meet the minimum width requirement specified in City of Raleigh standard details (T-10.01.2).
  - 2. Corner lot Driveways shall have a distance from the end of the street curb radius to the beginning of the driveway radius of 10'.
  - 3. Driveway aprons can be shared between lots but shall not be greater than the maximum residential driveway width specified in City of Raleigh standard details (T-10.01.2).
  - 4. Driveway separation has no minimum between adjacent lots.
- D. The site circulation including access points, public street and driveway locations, existing streets adjoining the site, and improvements to Maywood Avenue are shown on the Detailed Layout Map (Sheet C 2.1).

## **7. UTILITY/STORMWATER INFORMATION**

### **A. Utility Plan**

The existing utility service locations for this project were obtained from field surveys of the site. Both water and sewer service is available on-site or in proximity to the site. A conceptual water and sewer plan is illustrated in the Exhibit labeled Overall Utilities Plan (Sheet C 2.5).

1. Water Service: 8-inch waterline within Maywood Avenue right-of-way
2. Sewer Service: 8 & 12-inch sewer line within Maywood Avenue right-of-way  
12-inch sewer line along Property line within easement

### **B. Storm Water Management Plan**

1. The site as currently developed has no stormwater management. A jurisdictional stream channel is located adjacent to (south of) the site. The stream channel is a tributary to Walnut Creek that is within the Neuse River Basin. Therefore, Neuse Riparian Buffer Regulations are applicable to the site.
2. Best Management Practices (BMPs) may be utilized to meet UDO Article 9.2 Stormwater Management if deemed required at Subdivision Review. All BMP measures included in the “North Carolina Division of Water Quality Stormwater Best Management Practices Manual” may be utilized. These BMPs will be selected based on drainage area, type of stormwater (i.e. rooftop drainage), and located as needed.
3. Conditions:
  - All major design elements listed in the current “North Carolina Division of Water Quality Stormwater Best Management Practices Manual” for the selected BMP must be met in order to claim TN reduction credit for the device. This must be demonstrated at the subdivision plan submittal.
  - Any impact to the Buffer will require DWQ review and approval.

## **8. OPEN SPACE REQUIREMENT/GREENWAY/TREE PRESERVATION**

### **A. Open Space Requirement**

A minimum of ten percent (10%) of the Development will be devoted as an open space area and meet the requirements specified in the UDO Article 2.5. The open space area is illustrated on the Overall Site Plan (Sheet C-2.0).

B. Greenway

The site has a proposed private greenway connection that includes wetland impacts to be permitted through DWQ. The private greenway will connect to the existing Raleigh Walnut Creek Trail.

C. Tree Conservation

The proposed development is greater than two acres and is therefore required to meet the 10% Tree Conservation Area Requirement (min.) per UDO Article 9.1.3. The tree conservation area is illustrated on the Tree Conservation Plan (Sheet C-2.6).

## **9. BUILDINGS AND HEIGHTS**

A. Layout Requirements:

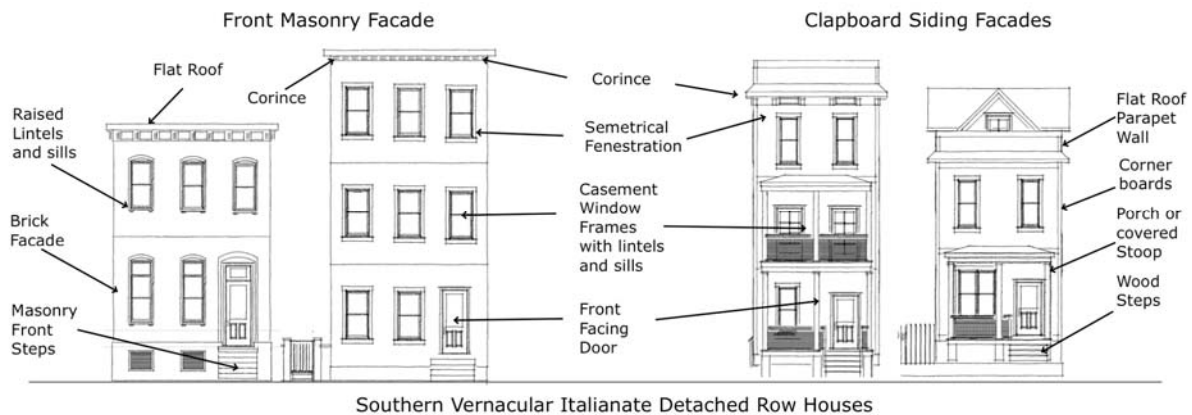
1. Homes along Maywood Avenue shall front Maywood Avenue but have driveway service off on an internal street network.
2. “Street shops style” homes shall only be constructed on lots that face Maywood Avenue. “Street shops style” is intended to mimic the appearance older neighborhood scale retail buildings only and does not permit the use other than as a residence.
3. All the homes facing the internal street network will include front porches or stoops. Stoops may be recessed.
4. All homes/street shops facing Maywood Avenue may have porches or stoops although shall not be required to have front porches or stoops.
5. Building heights shall be measured in accordance with UDO Article 1.5.7. Refer to Section 10. Yard Setbacks/Building Characteristics for building heights.
6. Trash receptacles and HVAC units will be screened with fencing suitable for residential neighborhoods (See Sheet C-2.1).

B. Architectural Requirements:

Only buildings of the following types, with the characteristics noted, will be constructed in the Development:



### a) Southern Vernacular Italianate Homes



#### a. Primary Features

- Format: detached single family row homes
- Height: 3 stories maximum and 50 feet maximum
- Entrance: front doors visible from street
- Fenestration: symmetrical patterns on front façade, noticeable lintels and sills of wood, brick, or cast cement
- Roofs: flat primary roof with parapet walls trimmed with corbelled brick or wood cornices

#### b. Masonry front homes

- Siding: brick front facades, with sides and back in brick or fiber cement boards
- Entrance: Raised front stoops with masonry steps and metal or masonry balustrades

#### c. Clapboard front homes

- Siding: fiber cement siding with corner boards
- Entrance: covered front porches, minimum of 6' deep, wood front steps with wood balustrades

## b) Post-Railroad Folk Vernacular Homes

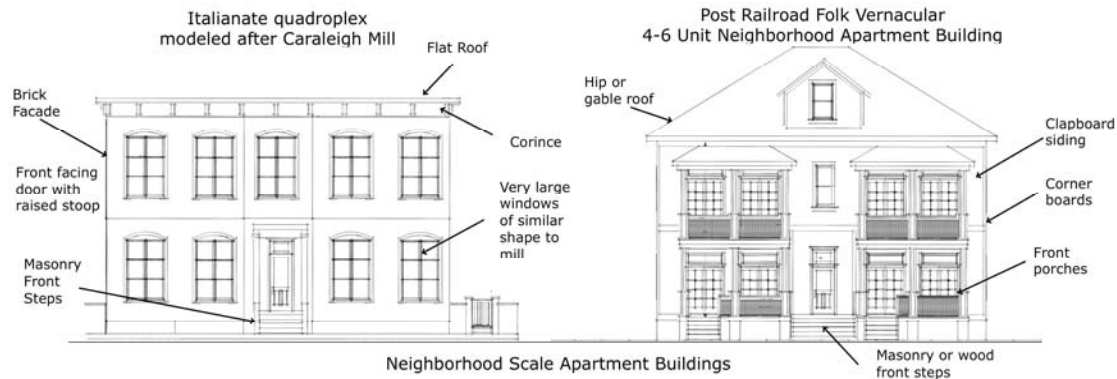


Post-Railroad Folk Venacular Houses

### a. Primary Features

Format:	detached single family row homes
Height:	3 stories maximum and 50 feet maximum
Entrance:	covered front porches, minimum of 6' deep, wood front steps with wood balustrades
Fenestration:	symmetrical patterns on front façade, square cut casements
Roofs:	gable or hip primary roof
Siding:	fiber cement siding with corner boards

### c) Apartment buildings



#### a. Primary features

Units:	4-6 apartments per building
Height:	3 stories maximum and 50 feet maximum
Siding:	brick or fiber cement siding

#### i. Southern Vernacular Italianate Features

Fenestration:	symmetrical patterns on front façade, noticeable lintels and sills of wood, brick, or cast cement
Roofs:	flat primary roof with parapet walls trimmed with corbelled brick or wood cornices
Entrance:	Raised front stoops with masonry steps and metal or masonry balustrades

#### ii. Post-Railroad Folk Vernacular Features

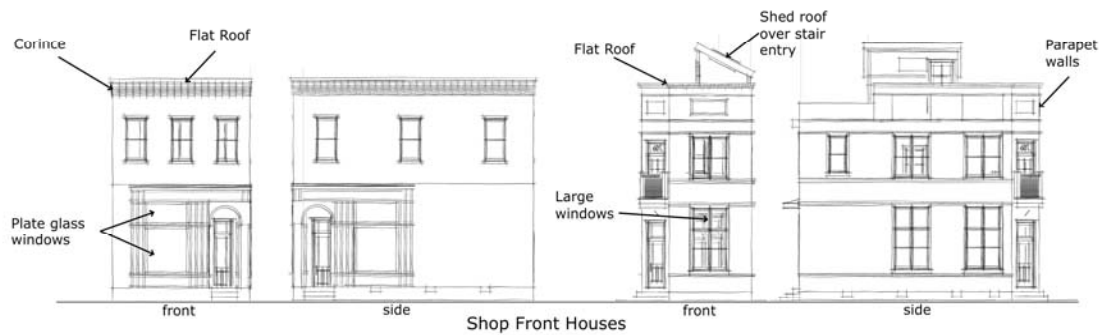
Fenestration:	symmetrical patterns on front façade, square cut casements
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Entrance: covered front porches, minimum of 6' deep, wood front steps with wood balustrades

Roofs: gable or hip primary roof

Siding: fiber cement siding with corner boards

**d) Neighborhood Shop Homes (considered as a detached house)**



**a. Primary Features**

Format: detached single family row homes

Height: 3 stories maximum and 50 feet maximum

Entrance: front doors visible from street

Fenestration: symmetrical patterns on front façade, noticeable lintels and sills of wood, brick, or cast cement

Roofs: flat primary roof with parapet walls trimmed with corbelled brick or wood cornices

Siding: brick front facades, with sides and back in brick or cement strand boards

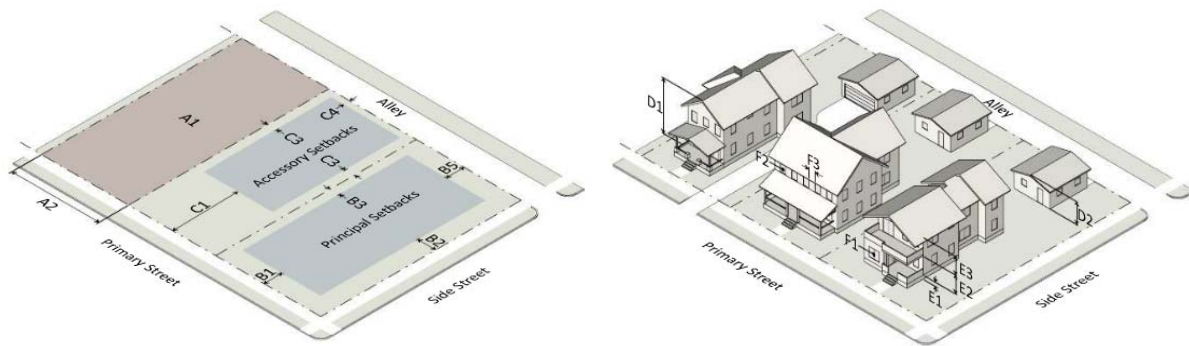
Entrance: raised front stoops with masonry steps and metal or masonry balustrades

Shop fronts: windows on ground floor, possible plate glass windows, possible wood trimmed display windows

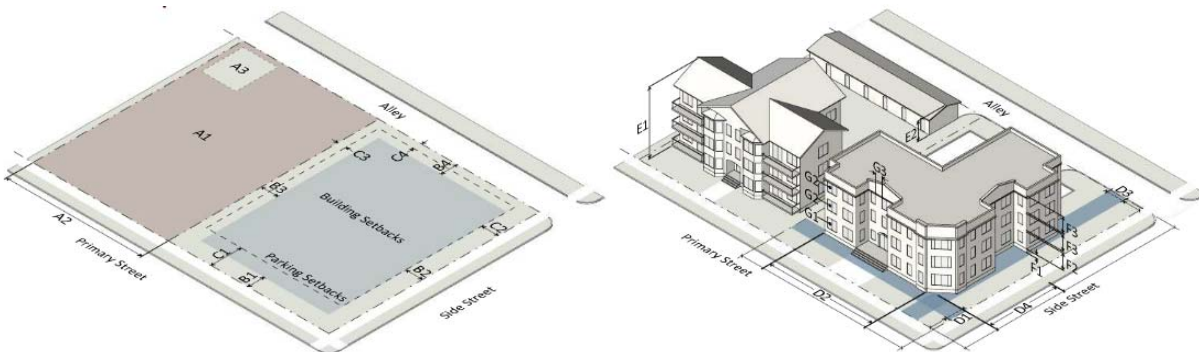
## 10. YARD SETBACKS/BUILDING CHARACTERISTICS

- A. The Schedule of minimum /maximum yard setbacks are shown below. The building placement will be similar to historic neighborhoods providing a compact, pedestrian oriented neighborhood, while also providing sufficient parking and community gathering spaces.
- B. Building Setback Encroachments will be as set forth in the UDO Sec. 1.5.4. D Setback Encroachments. Porches, stoops, balconies, galleries and awnings and steps as set forth in the UDO Sec 1.5.11.

### Detached House:



### Apartment:



Setbacks/Building Characteristics:

	<b><u>DETACHED HOUSE</u></b>			
<b><u>A.</u></b>	<b><u>Lot Dimensions</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
A1	Area (min)	-	4,000 SF	<b>1,500 SF</b>
A2	Width (min)	-	45'	<b>27'</b>
<b><u>B.</u></b>	<b><u>Principal Building Setbacks</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
B1	From primary street (min)	-	10'	<b>7'</b>
B2	From side street (min)	-	10'	<b>3'</b>
B3	From side lot line (min)	-	5'	<b>2'</b>
B4	Sum of side setbacks (min)	-	10'	<b>7'</b>
B5	From rear lot line (min)	-	20'	<b>14'</b>
<b><u>C.</u></b>	<b><u>Accessory Structure Setbacks</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
C1	From primary street (min)	-	50'	50'
C2	From side street (min)	-	10'	10'
C3	From Side lot line (min)	-	5'	<b>0'</b>
C4	From rear lot line (min)	-	20'	<b>0'</b>
C4	From alley	-	4' or 20' min	<b>4'</b>
<b><u>D.</u></b>	<b><u>Height</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
D1	Principal building (max)	-	40'/3 stories	<b>50'/3 stories</b>
D2	Accessory structure (max)	-	25'	25'
<b><u>E.</u></b>	<b><u>Floor Heights</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
E1	Ground floor elevation (min)	-	2'	2'
E2	Ground story height, floor to ceiling (min)	-	n/a	n/a
E3	Upper story height, floor to ceiling (min)	-	n/a	n/a
<b><u>F.</u></b>	<b><u>Transparency</u></b>	<b><u>I-2</u></b>	<b><u>R-10</u></b>	<b><u>PD</u></b>
F1	Ground story (min)	-	-	20%
F2	Upper story (min)	-	-	15%
F3	Blank wall area (max)	-	<b><u>R-10</u></b>	35'
<b><u>G.</u></b>	<b><u>Allowed Building Elements</u></b>	<b><u>I-2</u></b>	-	<b><u>PDD</u></b>
	Porch, stoop	-	Allowed	Allowed
	Balcony	-	Allowed	Allowed

Note: Industrial – 2 is a legacy district that exist in the former Part 10 Zoning Code. I-2 does not permit residences therefore there is no comparison to the proposed PD setbacks.

	<u><b>APARTMENT</b></u>			
<u><b>A.</b></u>	<u><b>Lot Dimensions</b></u>	<u><b>I-2</b></u>	<u><b>R-10</b></u>	<u><b>PD</b></u>
A1	Area (min)	-	-	<b>4,000 SF</b>
A1	Area (max)	-	-	n/a
A2	Width (min)	-	-	n/a
A3	Outdoor Amenity area (min)	-	-	10%
<u><b>B.</b></u>	<u><b>Principal Building Setbacks</b></u>	<u><b>I-2</b></u>	<u><b>R-10</b></u>	<u><b>PD</b></u>
B1	From primary street (min)	-	-	5'
B2	From side street (min)	-	-	5'
B3	From side lot line (min)	-	-	<b>5'</b>
B4	From rear lot line (min)	-	-	0 or 6'
B4	From alley	-	-	<b>4' or 18' min</b>
<u><b>C.</b></u>	<u><b>Parking Setbacks</b></u>	<u><b>I-2</b></u>	<u><b>R-10</b></u>	<u><b>PD</b></u>
C1	From primary street (min)	-	-	20'
C2	From side street (min)	-	-	10'
C3	From Side lot line (min)	-	-	0' or 3'
C4	From rear lot line (min)	-	-	0' or 3'
C4	From alley (min)	-	4'	<b>4'</b>
<u><b>D.</b></u>	<u><b>Build-To</b></u>	<u><b>I-2</b></u>	<u><b>R-10</b></u>	<u><b>PD</b></u>
D1	Primary street build-to (min/max)	-	-	<b>7'/30'</b>
D2	Building width in primary build-to (min)	-	-	70%
D3	Side street build-to (min/max)	-	-	10'/30'
D4	Building width in side build-to (min)	-	-	35%
<u><b>E.</b></u>	<u><b>Height</b></u>	<u><b>I-2</b></u>	<u><b>R-10</b></u>	<u><b>PD</b></u>
E1	Principal building (max)	-	-	<b>50'/3 stories</b>
E2	Accessory structure (max)	-	-	25'
<u><b>F.</b></u>	<u><b>Floor Heights</b></u>	<u><b>I-2</b></u>	<u><b>R-10</b></u>	<u><b>PD</b></u>
F1	Ground floor elevation (min)	-	-	2'
F2	Ground story height, floor to ceiling (min)	-	-	n/a
F3	Upper story height, floor to ceiling (min)	-	-	n/a
<u><b>G.</b></u>	<u><b>Transparency</b></u>	<u><b>I-2</b></u>	<u><b>R-10</b></u>	<u><b>PD</b></u>
G1	Ground story (min)	-	-	20%
G2	Upper story (min)	-	-	15%
G3	Blank wall area (max)	-	-	25'
<u><b>H.</b></u>	<u><b>Allowed Building Elements</b></u>	<u><b>I-2</b></u>	<u><b>R-10</b></u>	<u><b>PDD</b></u>
	Porch, stoop	-	-	Allowed
	Balcony	-	-	Allowed

Note: Industrial – 2 is a legacy district that exist in the former Part 10 Zoning Code. I-2 does not permit residences therefore there is no comparison to the proposed PD setbacks.

## 11. URBAN DESIGN GUIDELINES

- A. Elements: The development will be a pedestrian oriented, urban infill residential development with detached single family and multi-family uses arranged in a compact and pedestrian friendly form as part of the continued revitalization of the Maywood Avenue area, and will not have retail or commercial establishments.
- B. Transition to Surrounding Neighborhoods: The height and massing of the development will closely resemble that of the adjacent historic neighborhoods. Heights will be limited to no more than 3 stories and 50 feet tall.
- C. Blocks, Streets and the Corridor:
  - 1. *Interconnection*: The Development will have homes facing an existing road (Maywood Avenue), in keeping with the historic fabric of the neighborhoods in the area. An internal street network (Neighborhood Yield Streets) will be added with the same scale and design speed as the local neighborhood roads to connect directly into the existing road network.
  - 2. *Street Interconnection*: The internal streets (Neighborhood Yield Streets) will be designed to integrate effectively with the existing Maywood Avenue and to circulate traffic with two points of connection point to Maywood Avenue.
  - 3. *Blocks*: The maximum block perimeter will be 3,000 feet. The maximum dead end street will be 400 feet.
- D. Building placements:
  - 1. *Shared-Use*: All streets will be lined by single family homes or the open space/greenway connection.
  - 2. *Buildings Placement*: Each detached home will be located close to the primary street and apartments will be within the Build-To limits and will have off-street parking provided between it and the adjacent, with all driveways off the internal streets (Alley and Neighborhood Yield Streets).
- E. Urban Open Space:
  - 1. *Urban open space*: Open space and open space areas for “parks”, “green spaces”, and other open areas. The common open space for this development will be available by access from the internal street and will also contact to an existing greenway located along Walnut Creek.
- F. Public Seating: (2) Benches will be provided in the common open space along the greenway connection outside the wetland impact area.



- G. Pedestrian, bicycle amenities: All the homes and common areas of the development will be connected via sidewalks. Sidewalks will be minimum width 6 feet and will be connected to the park and to the existing streetscape. Sidewalks will be lined with trees providing shade spaced s required by the Street Design Manual and interest for pedestrians and bicyclists. A minimum of (4) bicycle parking spaces will be provided at the common area open space.
- H. Parking lots: Apartments will have parking to the rear of the buildings. Each detached home will provide its own off-street parking as mentioned before in Building Placements.
- I. Parking Structures: The Development will have no parking structures.
- J. Transit Stops: Maywood Avenue is served by Capital Area Transit Bus Route 21. The development is within easy walking distance of the Caraleigh Bus Route at the intersection of Maywood and Lake Wheeler. A transit easement for future bus stop along Maywood Avenue will be provided to the City. The transit easement will be conveyed prior to the issuance of the first building permit. (See Sheet C-2.1).
- K. Environmental Protection: Impacts to natural resource areas are minimized by location of the greenway connection, the open space dedication and the non-encroachment to the riparian buffer areas. The riparian buffer areas include an existing public greenway that has been incorporated into the common open space.
- L. Sidewalks: Sidewalks shall conform to the Street Design manual.
- M. Street trees: Street trees shall conform to the Street Design Manual.
- N. Spatial definition: The height to width ratio of all buildings (detached homes and apartments) will not exceed 1:3 height to width ratio.

## **12. ALTERNATE DESIGNS PROPOSED**

The elements of this Master Plan proposed as alternative means of compliance with respect to the provisions of Article 4.7.2, are as follows:

- A. Lot Sizes – Article 4.7.2(b)
  - 1. Single Family:
    - a) Minimum Lot Area: 1,500 sq.ft.
    - b) Lot width 27 feet
    - c) Minimum setbacks – see paragraph 10
    - d) Principal Building Height – see paragraph 10
  - 2. Apartment:

- a) Minimum Lot Area: 4,000 sq.ft.
- b) Building and Parking setbacks – see paragraph 10
- c) Principal Building Height – see paragraph 10

B. Telecommunications Tower Setback (less than 250 feet) – Article 6.3.3.C.d.i.

The minimum setback from the outside dimensions of the tower, not from guy anchors, and not located within the property of a civic use in a Residential District, are as follows:

- a) 20 feet from the property line of either any adjoining lot that is developed without a dwelling, congregate care facility or vacant lot located in a Mixed Use or Special district, unless increased by below.
- b) 100% of the tower height, but no less than 50 feet from the property line of an abutting Residential District, Mixed Use or Special district.
- c) 20 feet from any public street.

C. Solid waste collection location and screening Article 7.2.5.C.3.

Service Area Screening – trash receptacles (96-gallon residential individual roll-out refuse containers) will be located as required by the City of Raleigh Solid Waste Services Collection Design Manual and will be screened with fencing according to Wood Spaced Picket Fence detail. (See Sheet C-2.1)

D. Driveway Design Article 4.7.2(b)5

Alternatives to the Driveway Details are as follows (see plan sheet C-2.1):

- 1. Corner lot Driveways shall have a distance from the end of the street curb radius to the beginning of the driveway radius of 10’.
- 2. With recorded access maintenance covenant, driveway aprons can be shared between lots but shall not be greater than the maximum residential driveway width specified in City of Raleigh standard details (T-10.01.2).
- 3. Driveway separation has no minimum between adjacent lots.

E. Parking Article 7.1.2.C.

- 1. A minimum of 2 parking spaces per residential unit will be provided as shown on the Detailed Layout Map (Sheet C-2.1).

F. Design Adjustment Article 8.3.6 (8.3.5.D. Cross-Access)

A Design Adjustment is requested to the requirement of 8.3.5 D. Cross-Access to eliminate the required cross access to adjacent parcels. Justification required by Sec. 6.3.6

- 2. The presence of existing buildings, stream and other natural features;

3. Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;

### **13. COMPREHENSIVE PLAN**

Comprehensive Plan: The Property is designated on the City's 2030 Comprehensive Plan as Regional Mixed Use. This project will implement elements of the Policy Statements by supporting Infill Development, Neighborhood Revitalization, and Conservation of Single Family Neighborhoods. To further the policies of the City's 2030 Comprehensive Plan, the Development will be pedestrian oriented residential neighborhood and will preserve open space with a compact residential footprint. It will conform to the adjacent residential character with reduced setbacks and preserve the character of the areas single family neighborhoods.

### **14. DISTRICT INTENT STATEMENT**

As required by UDO Article 4.1.1.F. Planned Development (PD), the Caraleigh Commons PD District will be designed to evoke local history and relate to the exiting architectural fabric of the Caraleigh Mills and surrounding mill village houses. Many of the homes and buildings were constructed between the late 1800's through the early 1900's. Smaller lot sizes and building setbacks are necessary to create a connection with historical older Raleigh neighborhoods.

### **15. MODIFICATIONS**

Modifications will be according to UDO Article 4.7.6 Master Plan Amendments.

# CARALEIGH COMMONS

## PLANNED DEVELOPMENT MASTER PLAN

### MP-1-14

649, 643, 501 MAYWOOD AVENUE  
RALEIGH, NC 27603

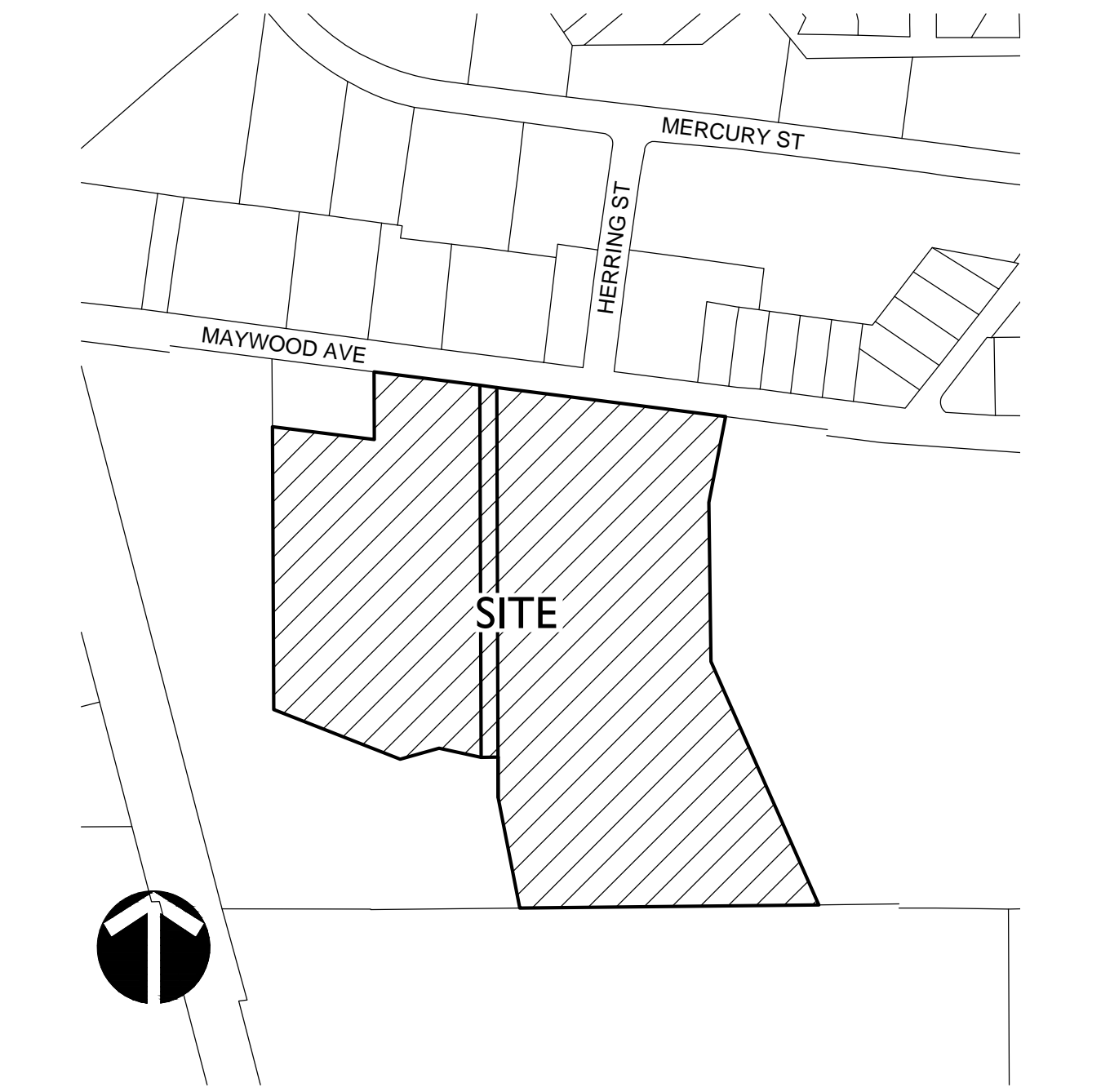
DEVELOPER	CitySpace Homes 514-338 Daniels Street Raleigh, NC 27605 (919) 271-1021 Contact: Richard Johnson
CIVIL ENGINEERING	LandDesign, Inc. 510 Glenwood Avenue Suite 317 Raleigh, NC 27603 (919) 838-9331 Contact: Ross Massey
LANDSCAPE ARCHITECTURE	LandDesign, Inc. 222 West Las Colinas Blvd. Dallas, TX 75039 (214) 785-6009 Contact: Matt Vinten
ATTORNEY	Smith, Anderson, Blount, Dorsett, Mitchell, & Jernigan, L.L.P. Wells Fargo Capitol Center 150 Fayetteville Street Suite 2300 Raleigh, NC 27602 (919) 821-6704 Contact: Lacy H. Reaves
SURVEY	Turning Point Surveying PLLC 4113 John S Raboteau Wynd Raleigh, NC 27612 (919) 781-0234 Contact: Jeff Davis
ENVIRONMENTAL CONSULTANT	Mitchell Environmental, P.A. P.O. Box 341 Fuquay-Varina, NC 27526 (919) 557-4682 Contact: Scott Mitchell
CERTIFIED FORESTER CONSULTANT	Meyer-Cox Forestry Consultants, LLC 119 Court Jester Way Morrisville, NC 27560 (919) 796-7306 Contact: Joe Cox

#### SHEET INDEX:

	MASTER PLAN APPLICATION	MASTER PLAN APPLICATION RESUBMITTAL
C-0.0	Cover	7/15/2014
C-1.0	Existing Conditions Plan	7/15/2014
C-2.0	Overall Site Plan	7/15/2014
C-2.1	Detailed Layout Map	7/15/2014
C-2.2	Pedestrian Circulation/Greenway Connection Plan	7/15/2014
C-2.3	Typical Roadway Sections	7/15/2014
C-2.4	Overall Stormwater Plan	7/15/2014
C-2.5	Overall Utility Plan/Utility Service Plan	7/15/2014
C-2.6	Tree Conservation Plan	7/15/2014
C-2.7	Architectural Illustratives	7/15/2014

#### NOTES

DEVELOPER ACKNOWLEDGES HE/SHE HAS REVIEWED AND ASSERTS THE PROPOSED DEVELOPMENT IS COMPLIANT WITH THE REQUIREMENTS SET FORTH IN THE RALEIGH SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE PROVIDED BY RALEIGH SOLID WASTE SERVICES (SWS). REFER TO SHEET C-2.0 FOR LOCATION AND ACCESS TO STANDARD 96-GALLON RESIDENTIAL INDIVIDUAL ROLL-OUT CONTAINERS AND HOW ACCESS ROUTE IS PROVIDED BY RESIDENTS AT THE CURB. REFUSE CONTAINERS WILL BE STORED OUTSIDE AND BE SCREENED BY FENCE ENCLOSURES.



VICINITY MAP 1" = 300'

LOCATION: 501-649 MAYWOOD AVENUE  
PIN# 1703210713, 1703212634, 1703111788  
EXISTING ZONING: IND-2, CUD R-10  
PROPOSED ZONING: PLANNED DEVELOPMENT  
INSIDE CITY LIMITS: YES

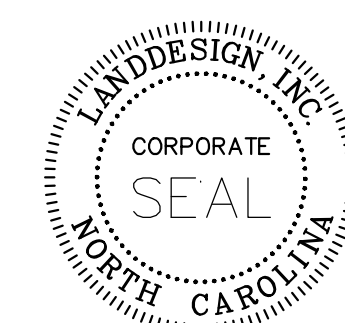
TOTAL SITE ACRES: 16.51 ACRES



**CARALEIGH COMMONS**  
**PLANNED DEVELOPMENT MASTER PLAN**  
CITYSPACE HOMES, RALEIGH, NC  
EXISTING CONDITIONS PLAN

DATE: 11/04/2014  
DESIGNED BY: DGG  
DRAWN BY: SJK  
CHECKED BY: DGG  
SCALE: 1"=50'  
PROJECT #: 7513021  
SHEET #:  
**C-1.0**

510 Glenwood Ave., Suite 317, Raleigh NC 27603  
V: 919.838.9331 F: 919.800.3583  
www.LandDesign.com  
NC Engineering Firm License #: C-0658



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

LEGEND:		
X	X	EX. FENCE
ST	ST	EX. STORM PIPE
SAN	SAN	EX. SANITARY SEWER
W	W	EX. WATER MAIN
OHU	OHU	EX. OVERHEAD ELECTRIC
		EX. GIS MAJOR CONTOUR
		EX. GIS MINOR CONTOUR
		EX. SURVEY MINOR CONTOUR
		EX. SURVEY MAJOR CONTOUR
		EX. PROPERTY LINE
		EX. FIRE HYDRANT
		EX. WATER VALVE
		EX. SANITARY SEWER MANHOLE
		EX. POWER POLE
		EX. LIGHT POLE
		EX. STORM BOX





**LEGEND:**

— x — x — x —	EX. FENCE
— — — — —	EX. PROPERTY LINE
— — — — —	PROP. INTERNAL PROPERTY LINE
— — — — —	EX. FIRE HYDRANT
— — — — —	PROP. A/C UNIT
— — — — —	PROP. 96 GAL. RESIDENTIAL TRASH RECEPTAL

**SITE TABULATION:**

PIN:	1703212634, 1703210713, 1703117788
TOTAL SITE ACREAGE:	± 16.51 ACRES
EX. ZONING:	R-10-CU, IND-2
PROP. ZONING:	PD
EX. USES:	TYPICAL OFFICE, VACANT
PROP. USES:	SINGLE FAMILY DETACHED, APARTMENTS
PROP. RESIDENTIAL UNITS:	57 LOTS
PROP. MULTI-FAMILY UNITS:	2 LOTS (4 UNITS EACH)
SITE DENSITY:	3.94 DUA
MAX. BUILDING HEIGHT:	50' / 3 STORIES (LESSER OF THE TWO)
NUMBER OF PARKING SPACES:	2 PARKING SPACES PER LOT/RESIDENTIAL UNIT (PROVIDED ON INTERNAL LOT DRIVEWAYS)

**TREE CONSERVATION/OPEN SPACE CALCULATION SUMMARY**

EX. ZONING:	R-10-CU, IND-2
PROP. ZONING:	PD
SITE ACREAGE:	± 16.51 ACRES
GROSS EASEMENTS:	± 1.12 ACRES
SANITARY SEWER:	± 1.54 ACRES
TCA REQUIRED (SITE - PUBLIC EASEMENTS):	± 1.72 ACRES
GREENWAY EASEMENT:	± 0.08 ACRES
TCA PROVIDED:	± 0.00 ACRES
PRIMARY STREAM BUFFER:	± 0.00 ACRES
PRIMARY GREENWAY BUFFER:	± 1.46 ACRES
SECONDARY ALTERNATE COMPLIANCE:	± 1.54 ACRES
TOTAL:	± 1.65 ACRES
OPEN SPACE REQUIRED (10%):	± 1.65 ACRES
PROVIDED (PRIMARY):	± 5.41 ACRES

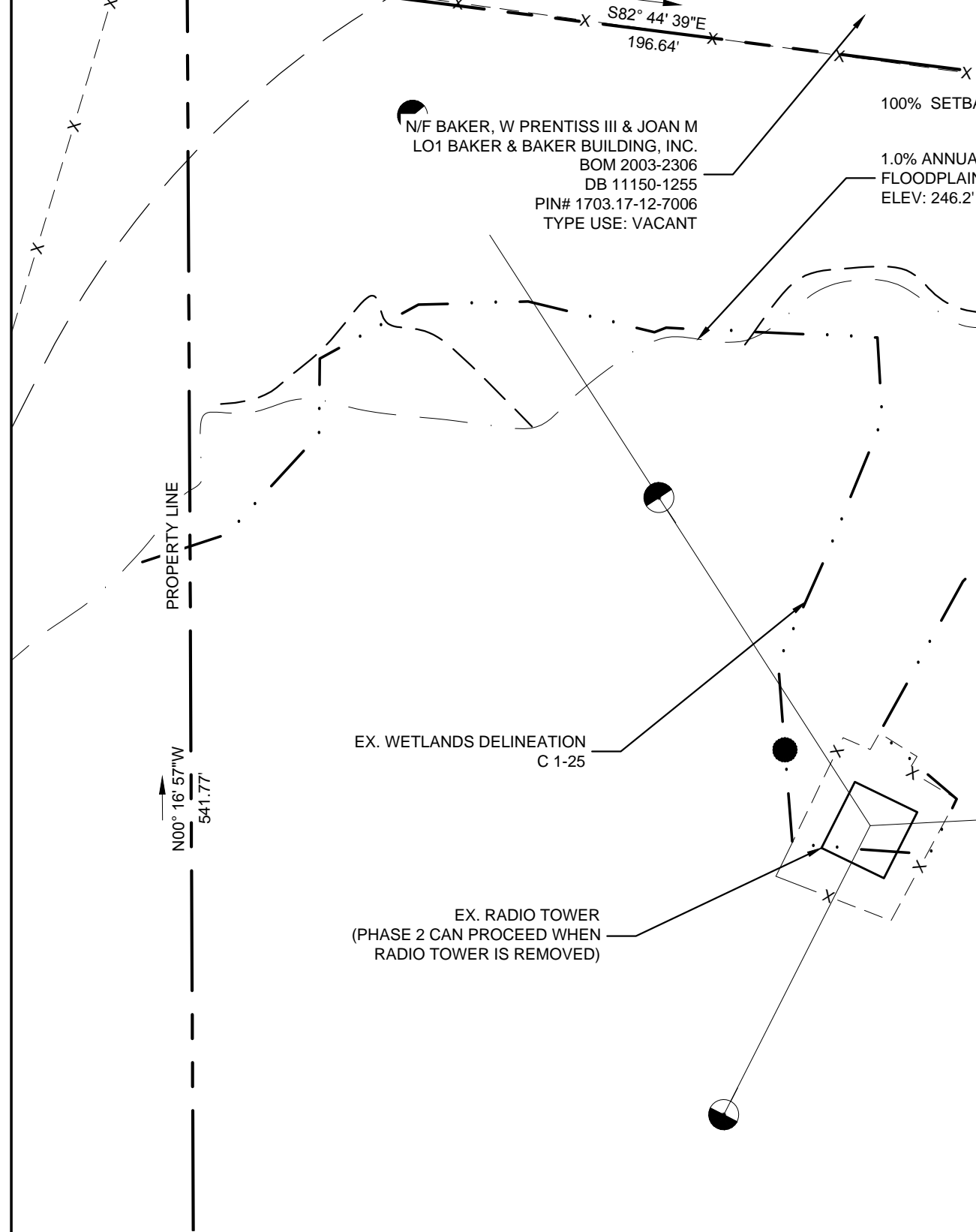
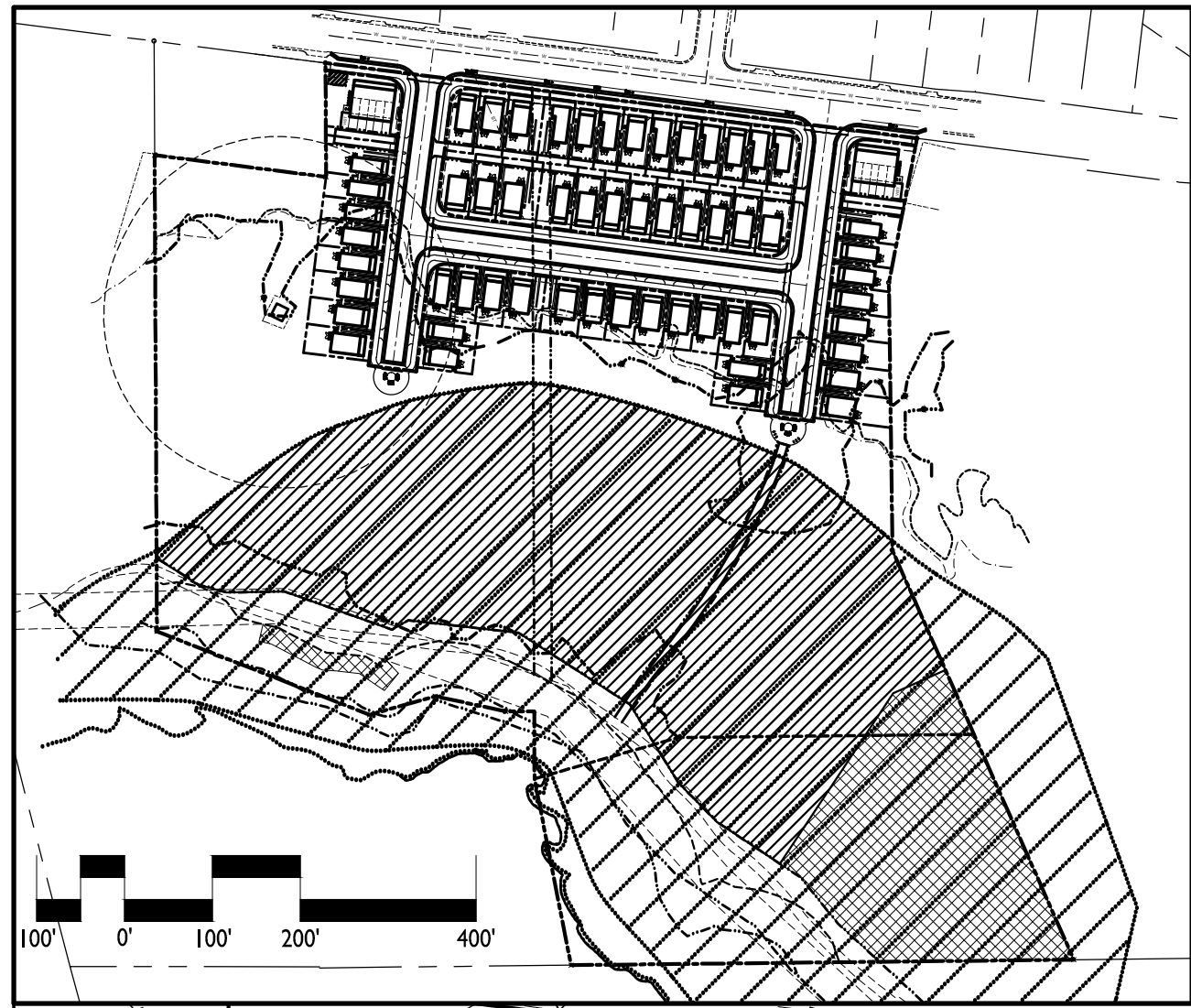
**CARALEIGH COMMONS**  
**PLANNED DEVELOPMENT MASTER PLAN**  
CITYSPACE HOMES, RALEIGH, NC  
**OVERALL SITE PLAN**

DATE: 11/04/2014  
DESIGNED BY: DGG  
DRAWN BY: SJK  
CHECKED BY: DGG  
SCALE: 1"=80'  
PROJECT #: 7513021  
SHEET #:  
**C-2.0**

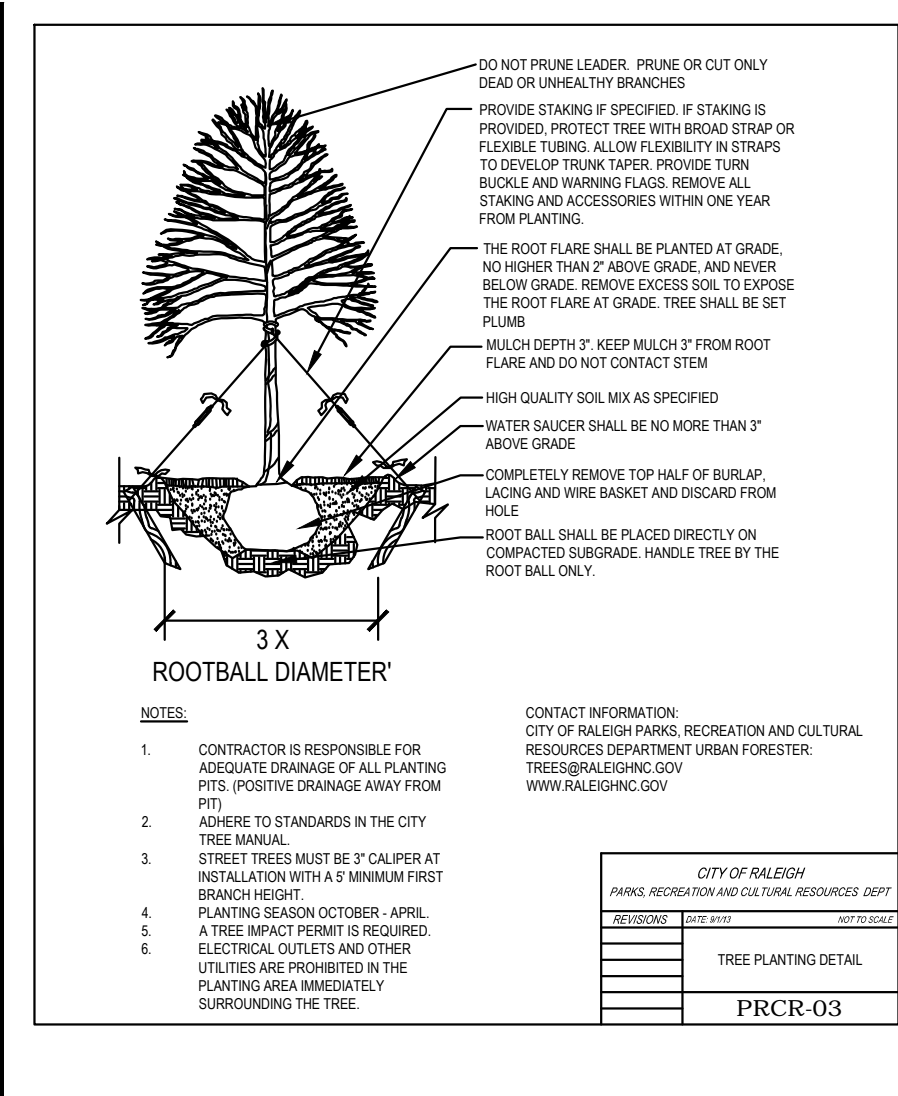
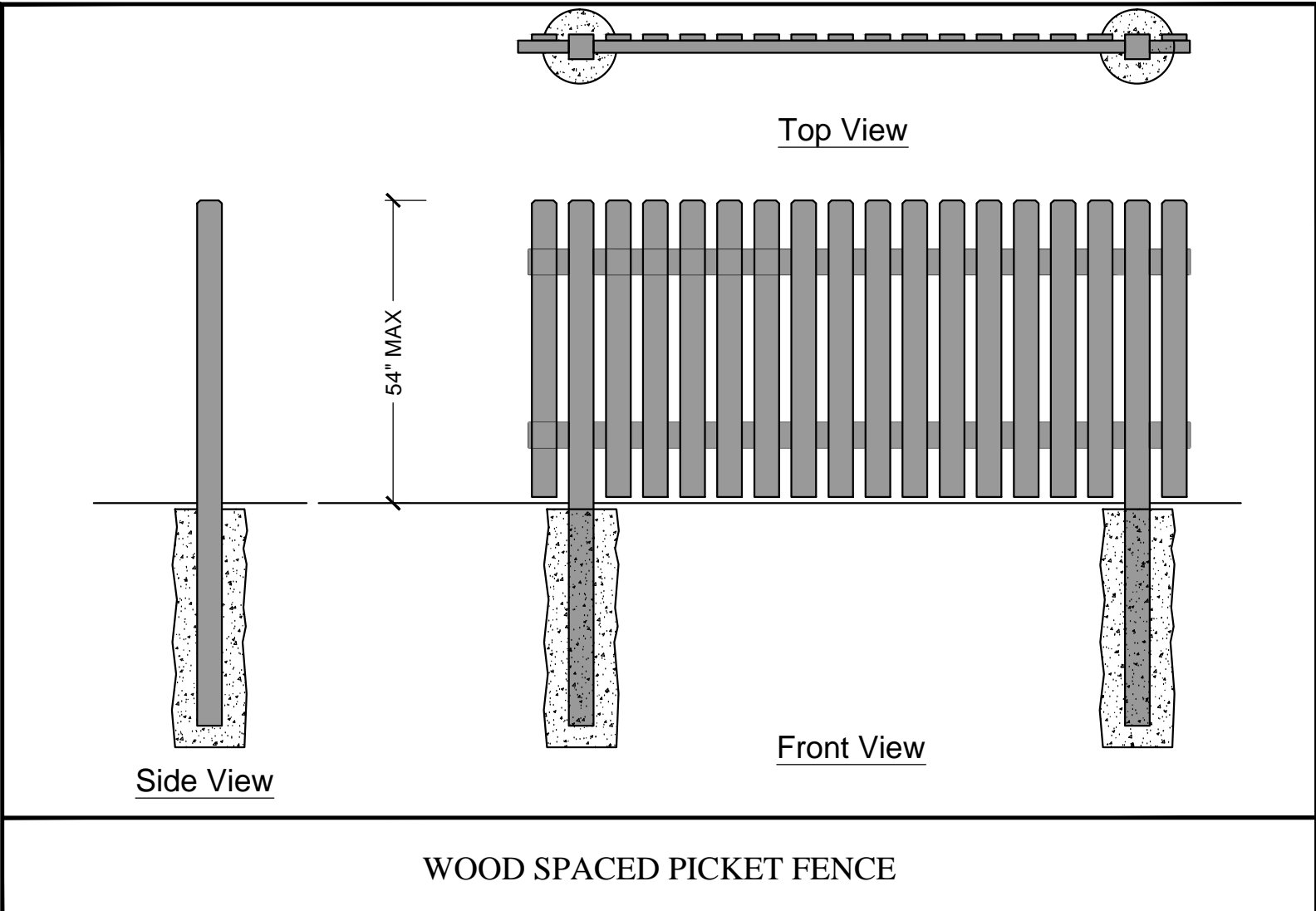
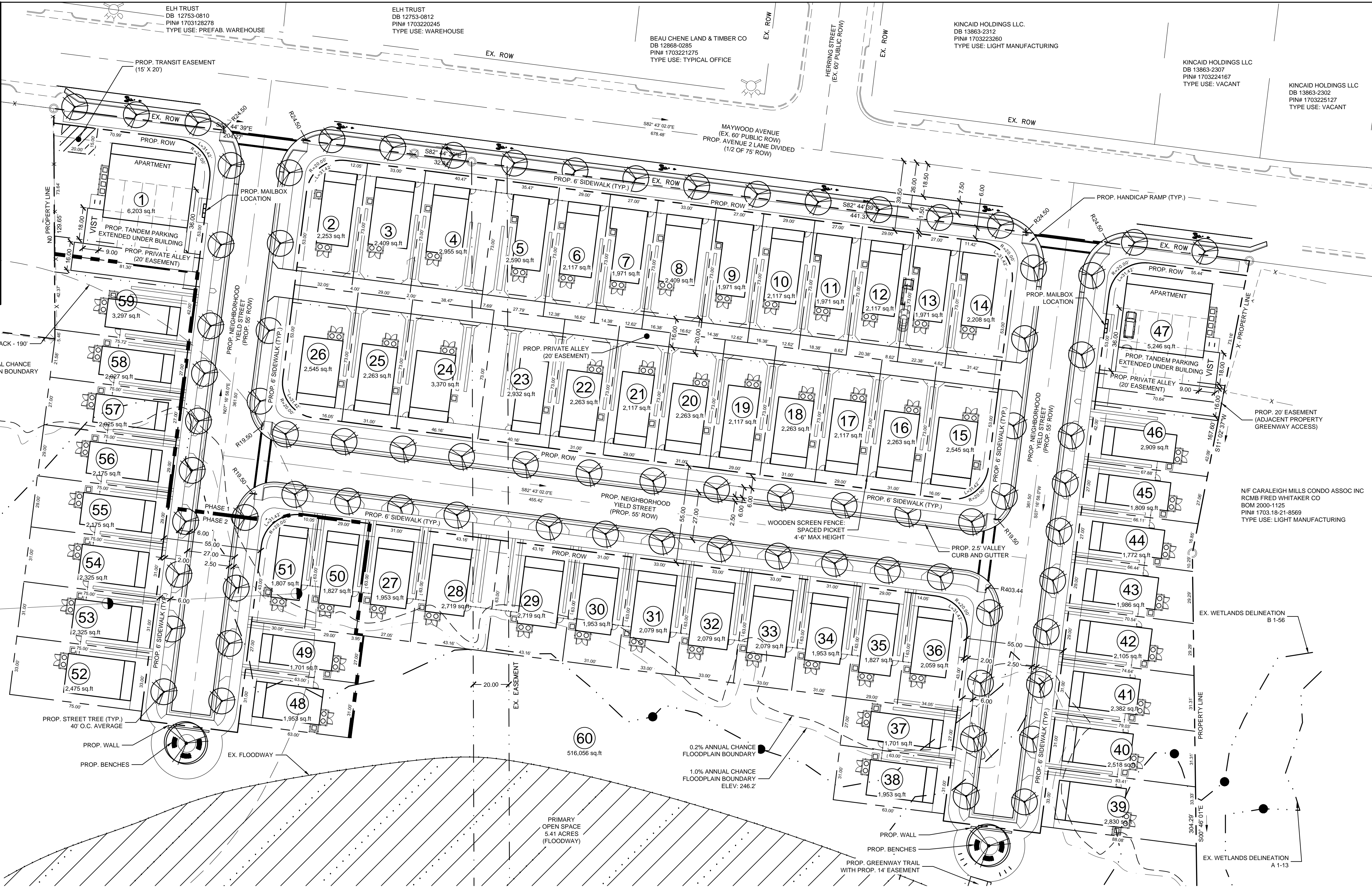
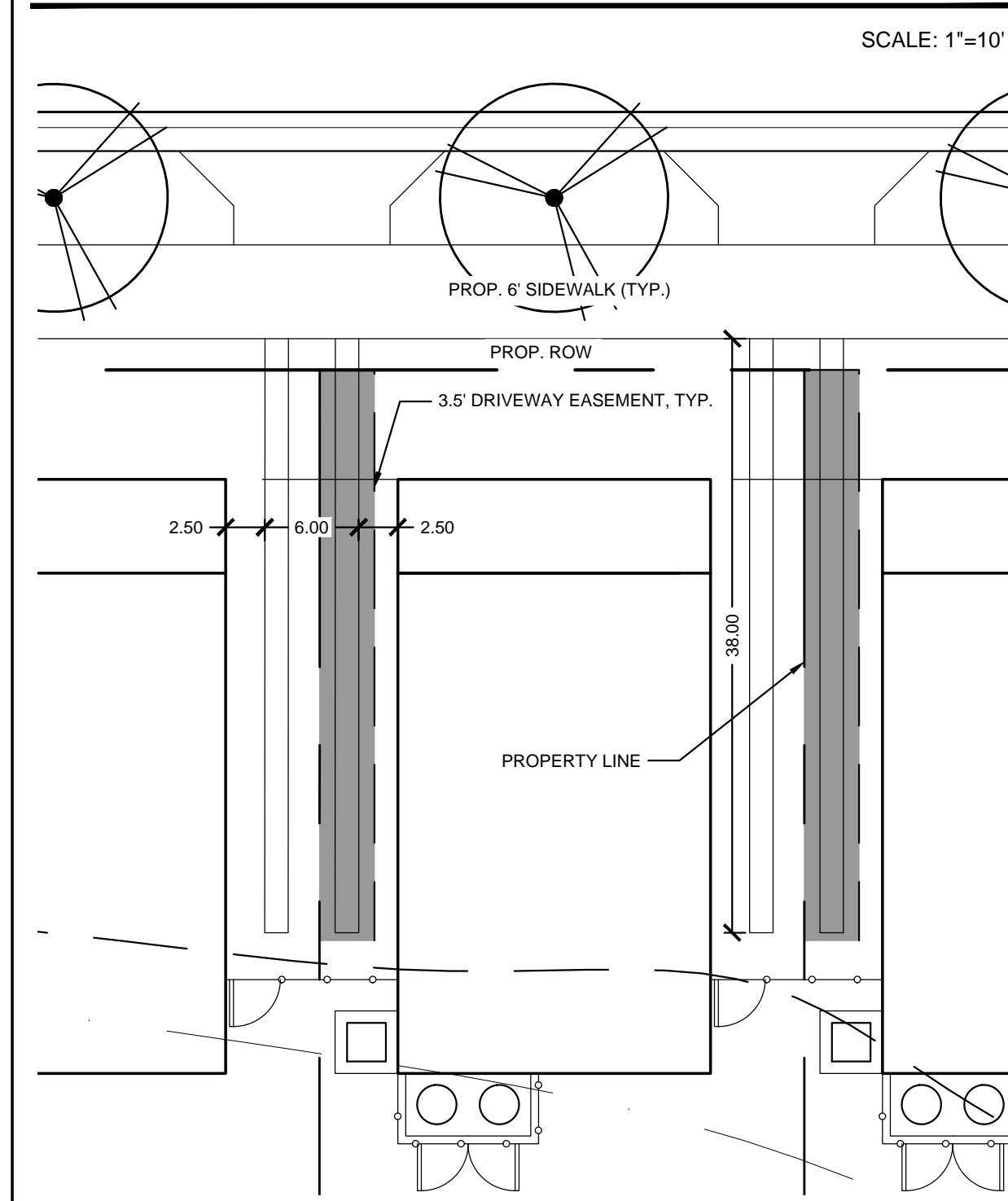
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V: 919.838.9331 F: 919.800.5583  
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### TYPICAL DRIVEWAY EASEMENT



LEGEND:	
---	EX. FENCE
---	EX. PROPERTY LINE
---	PROP. INTERNAL PROPERTY LINE
---	EX. FIRE HYDRANT
---	PROP. A/C UNIT
---	PROP. 96 GAL. RESIDENTIAL TRASH RECEPTICAL

- NOTES**
- BASE SURVEY DATA FROM WAKE COUNTY GIS AND FIELD SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC.
  - PLAN IS SHOWING HALF OF 52' BACK TO BACK TYPICAL SECTION FOR MAYWOOD AVENUE.
  - TOWER HEIGHT: 190' (57.9 METERS)
  - 190' SETBACK - 100% SETBACK
  - NO COMMON SIGNAGE PLAN PROPOSED. IF SIGNAGE IS REQUESTED AT A LATER DATE, A COMMON SIGNAGE PLAN WILL BE REQUIRED PER UDO SEC. 7.3.16.H.

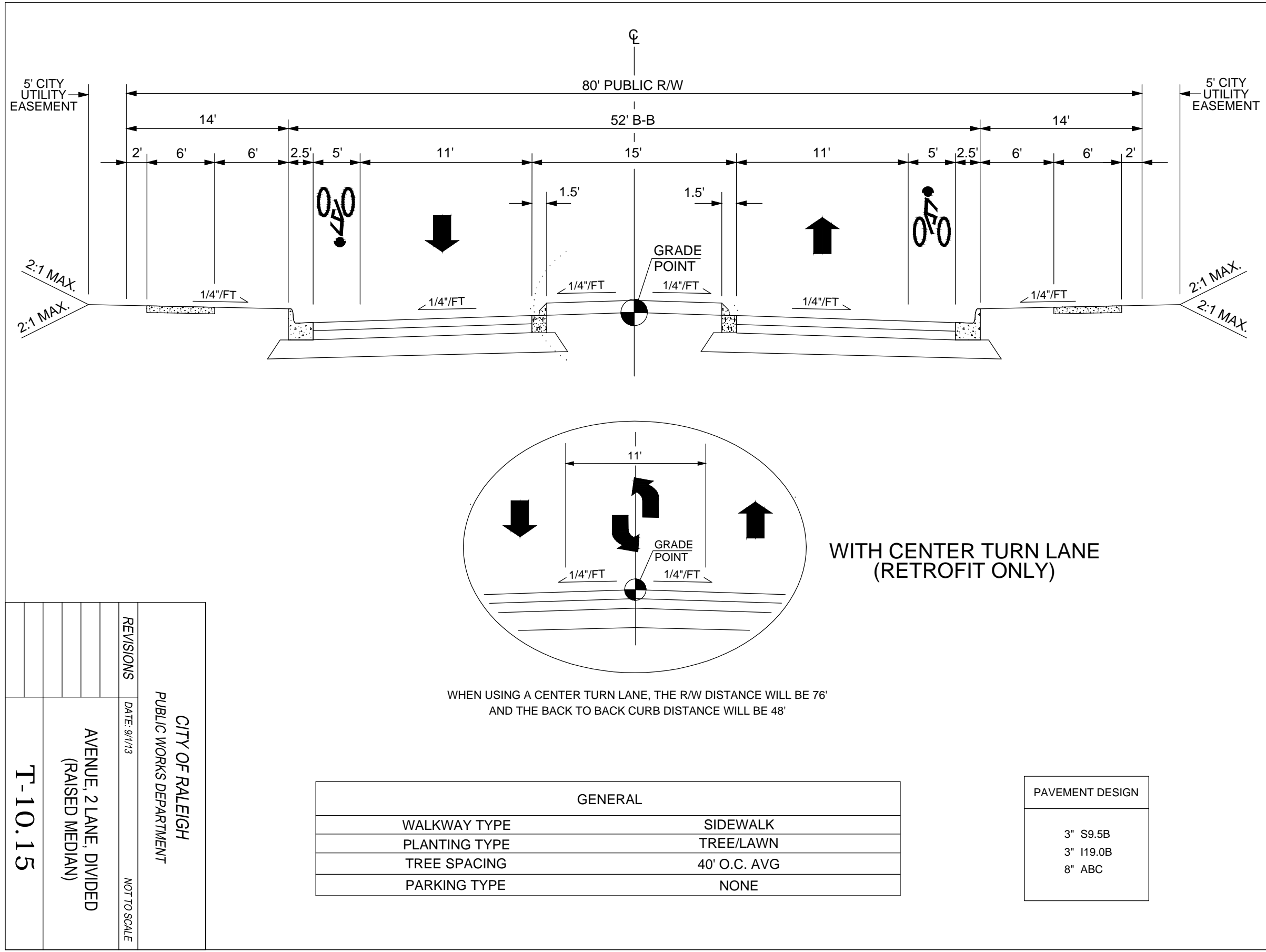
LOT SIZE	
LOT 1 - 6,203 SQFT	LOT 31 - 2,079 SQFT
LOT 2 - 2,253 SQFT	LOT 32 - 2,079 SQFT
LOT 3 - 2,400 SQFT	LOT 33 - 2,079 SQFT
LOT 4 - 2,955 SQFT	LOT 34 - 1,953 SQFT
LOT 5 - 2,590 SQFT	LOT 35 - 1,827 SQFT
LOT 6 - 2,117 SQFT	LOT 36 - 2,059 SQFT
LOT 7 - 1,971 SQFT	LOT 37 - 1,701 SQFT
LOT 8 - 2,408 SQFT	LOT 38 - 1,953 SQFT
LOT 9 - 1,971 SQFT	LOT 39 - 2,830 SQFT
LOT 10 - 2,117 SQFT	LOT 40 - 2,519 SQFT
LOT 11 - 1,971 SQFT	LOT 41 - 2,382 SQFT
LOT 12 - 2,117 SQFT	LOT 42 - 2,105 SQFT
LOT 13 - 1,971 SQFT	LOT 43 - 1,986 SQFT
LOT 14 - 2,263 SQFT	LOT 44 - 1,772 SQFT
LOT 15 - 2,545 SQFT	LOT 45 - 1,809 SQFT
LOT 16 - 2,263 SQFT	LOT 46 - 2,909 SQFT
LOT 17 - 2,117 SQFT	LOT 47 - 5,246 SQFT
LOT 18 - 2,263 SQFT	LOT 48 - 1,953 SQFT
LOT 19 - 2,117 SQFT	LOT 49 - 1,701 SQFT
LOT 20 - 2,263 SQFT	LOT 50 - 1,827 SQFT
LOT 21 - 2,117 SQFT	LOT 51 - 1,807 SQFT
LOT 22 - 2,263 SQFT	LOT 52 - 2,475 SQFT
LOT 23 - 2,932 SQFT	LOT 53 - 2,325 SQFT
LOT 24 - 3,370 SQFT	LOT 54 - 2,325 SQFT
LOT 25 - 2,263 SQFT	LOT 55 - 2,175 SQFT
LOT 26 - 2,545 SQFT	LOT 56 - 2,175 SQFT
LOT 27 - 1,953 SQFT	LOT 57 - 2,025 SQFT
LOT 28 - 2,719 SQFT	LOT 58 - 2,027 SQFT
LOT 29 - 2,719 SQFT	LOT 59 - 3,297 SQFT
LOT 30 - 1,953 SQFT	LOT 60 - 516,056 SQFT

SITE TABULATION:	
PIN:	1703212634, 1703210713, 1703117788
TOTAL SITE ACREAGE:	16.541 ACRES
EX. ZONING:	R-10-CUL, IND-2
PROP. ZONING:	PD
EX. USES:	TYPICAL OFFICE, VACANT
PROP. USES:	SINGLE FAMILY DETACHED, APARTMENTS
PROP. RESIDENTIAL UNITS:	57 LOTS
PROP. MULTI-FAMILY UNITS:	2 LOTS (4 (2 BEDROOM) UNITS EACH)
SITE DENSITY:	3.94 DUA
MAX. BUILDING HEIGHT:	50' / 3 STORIES (LESSER OF THE TWO)
MAX. IMPERVIOUS ACREAGE:	3.29 ACRES
ROADWAYS:	0.81 ACRES
ALLEY:	0.22 ACRES
BUILDINGS:	1.07 ACRES
GREENWAYS:	0.40 ACRES
DRIVEWAYS/PARKING:	0.08 ACRES
ACCESSORY ITEMS:	0.15 ACRES
ADDITIONAL (10% OF TOTAL):	0.30 ACRES
AMOUNT OF OPEN SPACE RPD:	1.65 ACRES (10%)
NUMBER OF PARKING SPACES:	2 PARKING SPACES PER LOT/RESIDENTIAL UNIT (PROVIDED ON INTERNAL LOT DRIVEWAYS)
STREET TREES	
ONSITE STREET LENGTH:	± 1,179 LF (2 SIDED STREET TREES)
MAYWOOD STREET LENGTH:	± 678 LF
ONSITE REQUIRED TREES:	± 1,179 LF / 2' 40" = 60 TREES
ONSITE PROVIDED TREES:	30 TREES
MAYWOOD REQUIRED TREES:	± 678 LF / 40" = 17 TREES
MAYWOOD PROVIDED TREES:	77 TREES

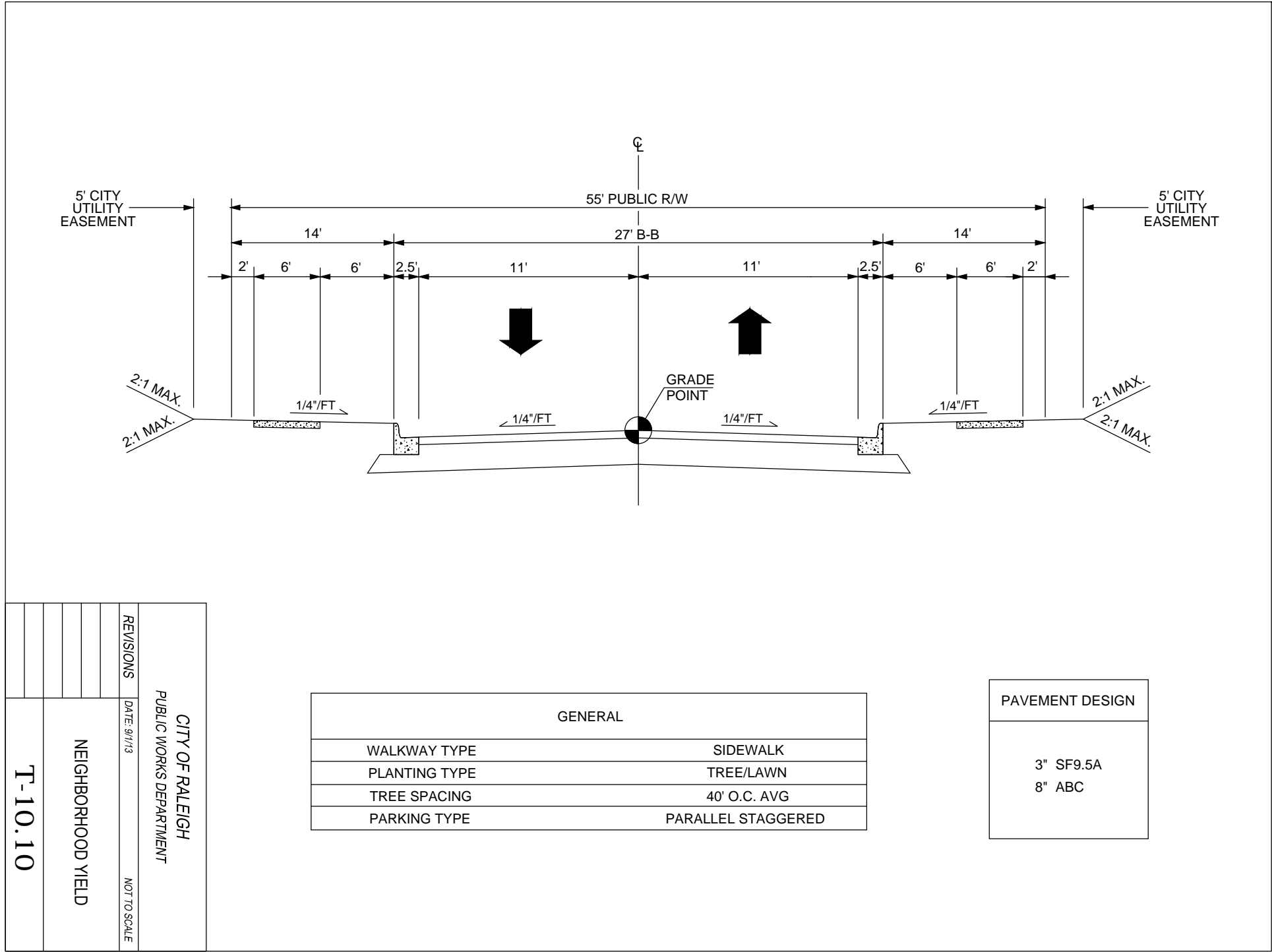


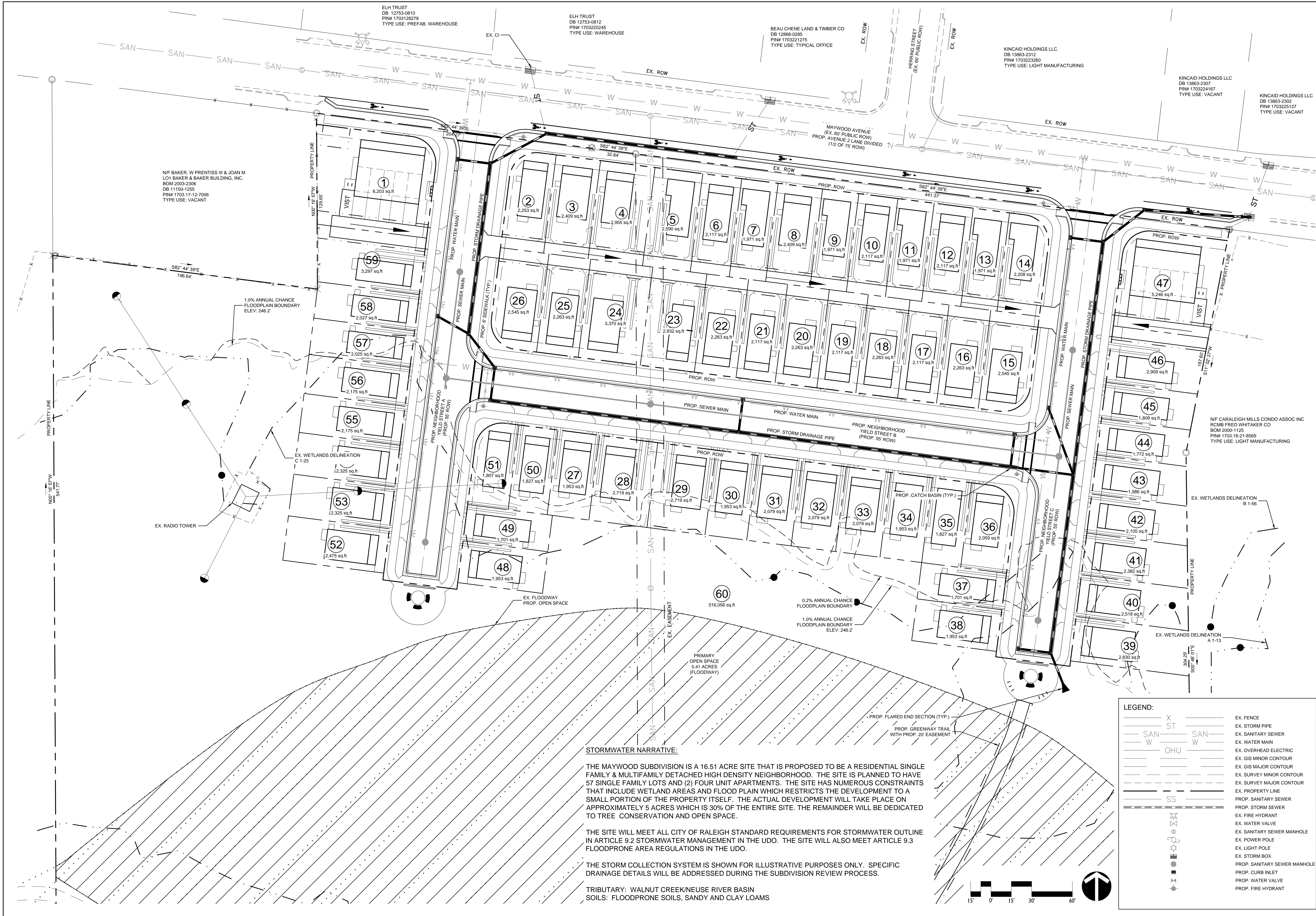




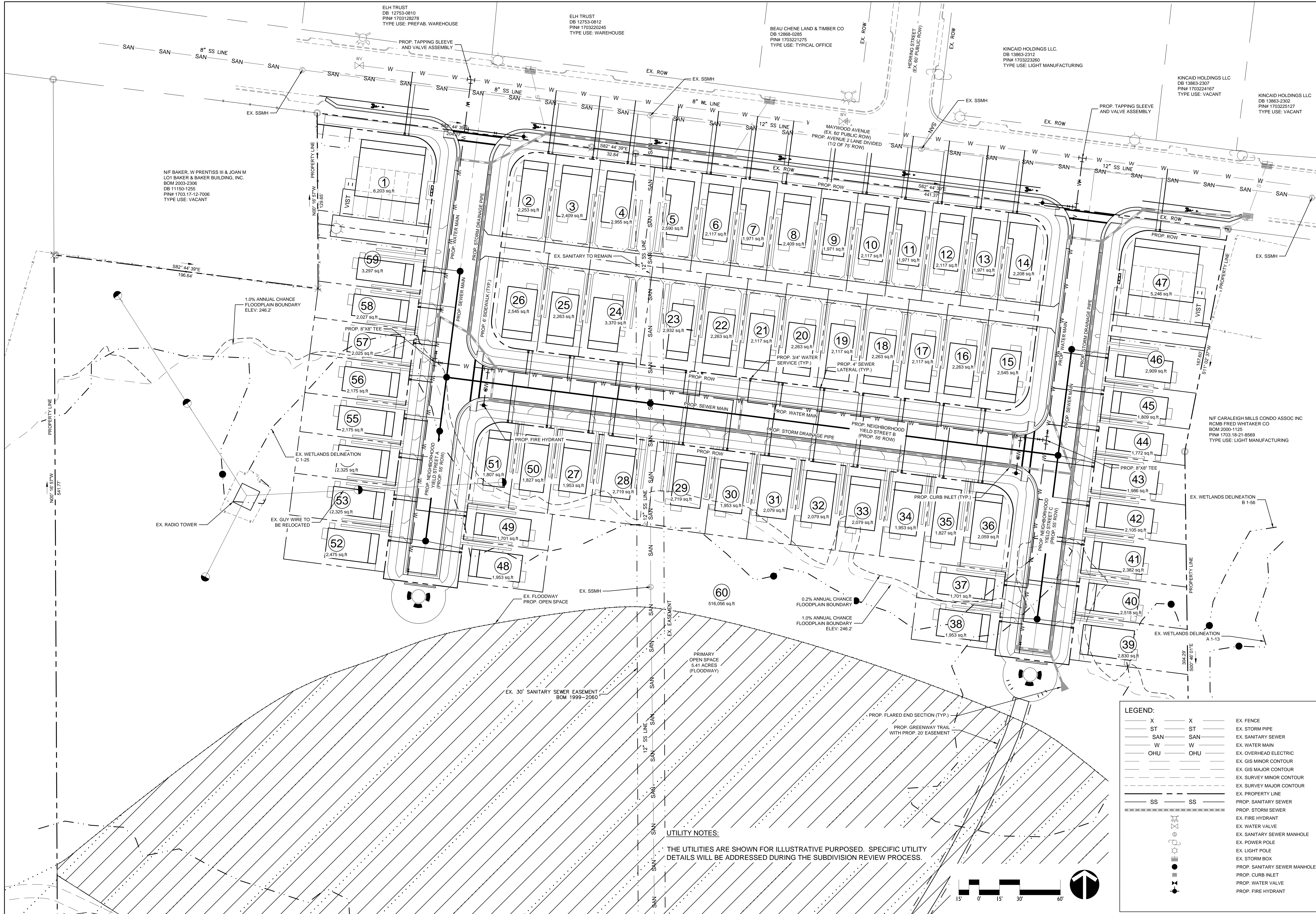


\* OR SECTION AS APPROVED BY THE CITY OF RALEIGH TO COMPLY WITH THE TRANSPORTATION STREET DESIGN MANUAL FOR A 2 - LANE AVENUE DIVIDED STREET SECTION









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**LANDDESIGN INC.**

CORPORATE SEAL

PRELIMINARY  
NOT FOR CONSTRUCTION

**CARALEIGH COMMONS**

**PLANNED DEVELOPMENT MASTER PLAN**

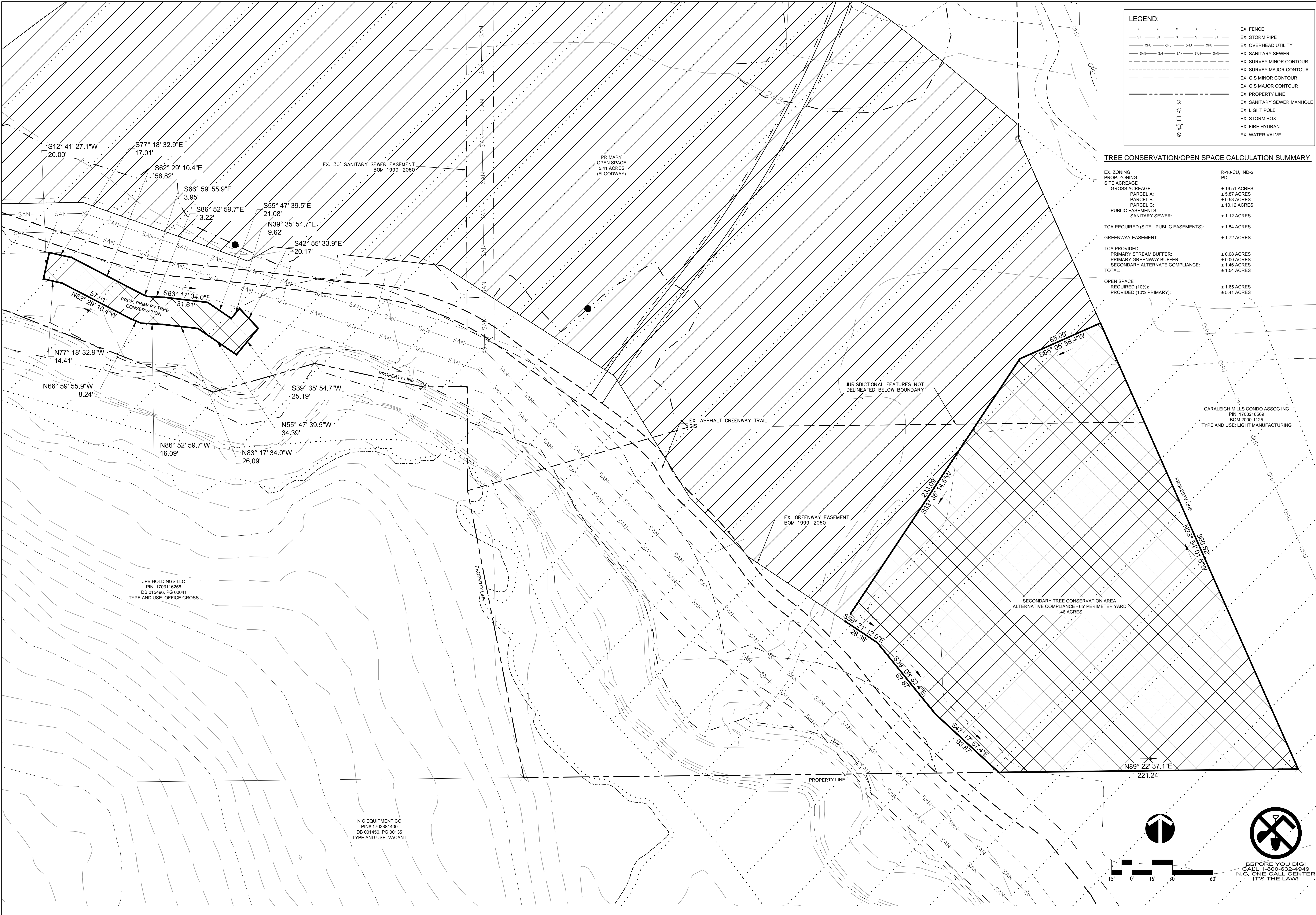
**CITYSPACE HOMES, RALEIGH, NC**

**OVERALL UTILITY PLAN/UTILITY SERVICE PLAN**

REVISIONS:

DATE: 11/04/2014  
DESIGNED BY: DGG  
CHECKED BY: DGG  
SCALE: 1"=30'  
PROJECT #: 7513021  
SHEET #: C-2.5





LEGEND:	
— X — X — X — X — X —	EX. FENCE
— ST — ST — ST — ST — ST —	EX. STORM PIPE
— OHU — OHU — OHU — OHU — OHU —	EX. OVERHEAD UTILITY
— SAN — SAN — SAN — SAN — SAN —	EX. SANITARY SEWER
---	EX. SURVEY MINOR CONTOUR
---	EX. SURVEY MAJOR CONTOUR
---	EX. GIS MINOR CONTOUR
---	EX. GIS MAJOR CONTOUR
---	EX. PROPERTY LINE
⊙	EX. SANITARY SEWER MANHOLE
⊙	EX. LIGHT POLE
⊙	EX. STORM BOX
⊙	EX. FIRE HYDRANT
⊙	EX. WATER VALVE

TREE CONSERVATION/OPEN SPACE CALCULATION SUMMARY

EX. ZONING:	R-10-CU, IND-2 PD
PROP. ZONING:	
SITE ACREAGE:	
GROSS ACREAGE:	± 16.51 ACRES
PARCEL A:	± 5.87 ACRES
PARCEL B:	± 0.53 ACRES
PARCEL C:	± 10.12 ACRES
PUBLIC EASEMENTS:	
SANITARY SEWER:	± 1.12 ACRES
TCA REQUIRED (SITE - PUBLIC EASEMENTS):	± 1.54 ACRES
GREENWAY EASEMENT:	± 1.72 ACRES
TCA PROVIDED:	
PRIMARY STREAM BUFFER:	± 0.08 ACRES
PRIMARY GREENWAY BUFFER:	± 0.00 ACRES
SECONDARY ALTERNATE COMPLIANCE:	± 1.46 ACRES
TOTAL:	± 1.54 ACRES
OPEN SPACE REQUIRED (10%):	± 1.65 ACRES
PROVIDED (10% PRIMARY):	± 5.41 ACRES

LandDesign

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V: 919.838.9331 F: 919.800.3583  
www.LandDesign.com  
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LAND DESIGN INC.  
CORPORATE  
SEAL  
NORTH CAROLINA

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
ROSS MASON

CARALEIGH COMMONS  
PLANNED DEVELOPMENT MASTER PLAN  
CITYSPACE HOMES, RALEIGH, NC

TREE CONSERVATION PLAN

REVISIONS:

DATE: 11/04/2014  
DESIGNED BY: DGG  
DRAWN BY: SJK  
CHECKED BY: DGG  
SCALE: 1"=40'  
PROJECT #: 7513021  
SHEET #:

C-2.6



Caraleigh Commons  
Concept Pictures



Birds eye looking South East (Maywood Ave is in front)

Caraleigh Commons  
Concept Pictures



Birds eye looking North west (Maywood Ave is in back)

Caraleigh Commons  
Concept Pictures



**Maywood Ave**  
Front row along Maywood showing “shop home”  
Although all the buildings in the development will be single family homes, some will be designed to appear like historic shops that have been converted to residences.

Caraleigh Commons  
Concept Pictures



**View down interior road facing West**  
Homes in the interior of the development will have a similar style to homes in the Dorothea Gardens neighborhood

Caraleigh Commons  
Concept Pictures



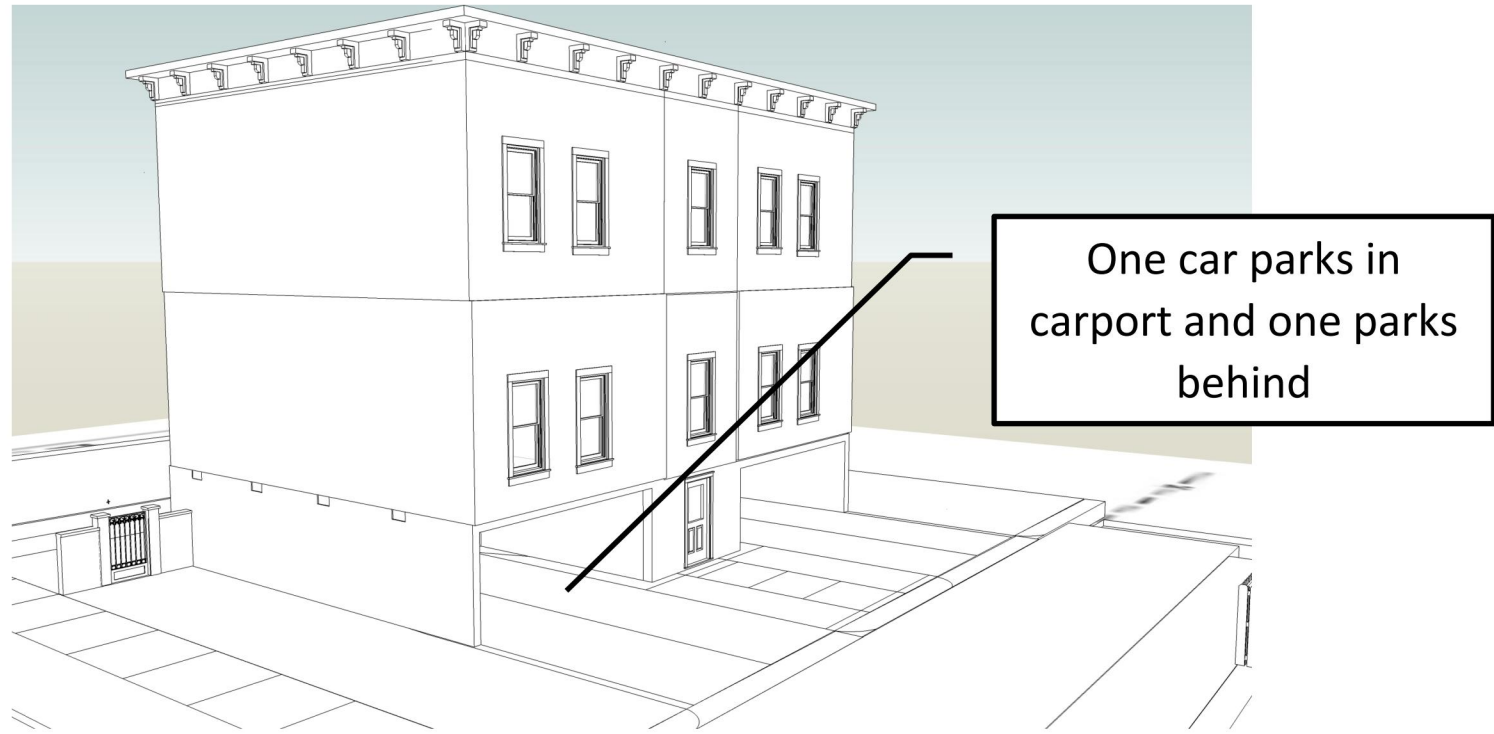
**View down interior road facing West**  
Homes in the interior of the development will have a similar style to homes in the Dorothea Gardens neighborhood

Caraleigh Commons  
Concept Pictures



Front row home showing large stoop with double porch in background

Caraleigh Commons  
Concept Pictures



**Rear view of a quadroplex apartment building**  
Parking will be provided by four lanes of tandem parking spaces

Caraleigh Commons  
Concept Pictures



**611 Dorothea Drive**  
This recently completed home is an example of a an Italianate “shop” home with a rooftop deck

Caraleigh Commons  
Concept Pictures



**623 Dorothea Drive**  
This recently completed home is an example of a an “Post Railroad Folk Vernacular” style house.



April 7, 2015

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

**Section 4.** That this ordinance shall become effective upon the date of adoption.

**Adopted: April 7, 2015**

**Effective: April 7, 2015**

**Distribution: Planning Department (3)**  
**City Attorney**  
**Inspections Department (5)**  
**Jackie Taylor**