ORDINANCE NO. (2021) 191 ZC 812

Z-24-19 - Raleigh Beach Road PD, located on the north side of New Bern Avenue, and on the east and west sides of North Rogers Lane, being Wake County PINs 1734348949, 1734442585, 1734444466, 1734444978, 1734445013, 1734446512, 1734457082, 1734531715, 1734545103, and 1734641204. Approximately 55.99 acres rezoned to Edgewater Commons Planned Development (PD)

Master Plan dated: January 21, 2021

See attached Master Plan
EDGEEWATER COMMONS
PLANNED DEVELOPMENT (PD) DISTRICT
Rezoning Z-24-19

Developer: APG Capital
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Architect/Planner: JDavis Architects
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Civil Engineering: Bass Nixon and Kennedy, Inc.
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EDGEWATER COMMONS
MASTER PLAN NARRATIVE

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 Edgewater Commons development (the “Project”). This Project concerns the ten parcels of land totaling approximately 62.42 acres as listed in the associated Rezoning Petition (the “Property”), located on the north side of New Bern Avenue, south of Raleigh Beach Road, and bounded on the east by the Neuse River. The Master Plan proposes a mix of residential, non-residential and recreational uses on property strategically located along US Highway 64 and in close proximity to I-440, I-540 and I-87/US Highway 264, and with a unique opportunity along the Neuse River near the City’s eastern boundary.

2. STATEMENT OF INTENT

The proposed development meets the intent of the PD District set forth in UDO Section 4.1.1.F. in several ways. First, the PD District allows the applicant to address the proposed street network for a site that is bounded and traversed by multiple public rights-of-way, as well as edged by the Neuse River. Second, the PD District allows the applicant to provide greater transparency and certainty to the public regarding the location and intensity of uses, which is particularly important given the Property’s proximity to the Neuse River and existing neighborhoods. Third, the PD District allows the applicant to modify UDO standards that will facilitate a higher-quality development than would otherwise be possible without the modifications.

3. COMPREHENSIVE PLAN CONFORMANCE

The Future Land Use Map identifies most of the property as Community Mixed Use and Office & Residential Mixed Use, with a small portion of the lot at 5655 New Bern Avenue designated for Public Parks & Open Space. Community Mixed Use encourages medium-sized shopping centers and pedestrian-oriented retail districts, while Office & Residential Mixed Use encourages those uses where low-density residential is no longer appropriate. Public Parks & Open Space encourages open space for recreational or resource conservation uses, which includes community parks and greenways.

The master plan currently applicable to the Property (Z-45-96/MP-l-96) permits residential density in excess of 14 units per acre as well as commercial and industrial land uses, which are mostly consistent with the Future Land Use Map guidance. This Master Plan aims to create a more pedestrian-friendly, mixed-use development than the current zoning entitlements and platted streets would allow.

The Project is consistent with the proposed Future Land Use (Community Mixed Use) category, because the Master Plan permits a mix of residential, commercial, civic, and limited industrial uses. By limiting those uses closest to the Edgewater Townhome Community, the Master is consistent with Office & Residential Mixed Use designation. Lastly, the Project is
consistent with the Public Parks & Open Space category by preserving the eastern-most portion of the site along the Neuse River for open space and limited retail and recreational uses.

4. **DESIGN GUIDELINE CONFORMANCE**

   A large portion of the Project fronts along New Bern Avenue, which is designated as a Parkway Corridor by the Urban Form Map. The Comprehensive Plan encourages a suburban/heavily landscaped approach to street frontage when lots front along a Parkway Corridor. The Project is consistent with the Urban Form policy guidance through its designation of tree conservation areas along nearly all of the Property’s frontage along New Bern Avenue.

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 proposes both townhouses and apartment buildings to provide a variety of housing stock, which gives residents the option to rent an apartment or purchase a townhouse. Additionally, the Project anticipates residential development primarily clustered in two areas of the Property, which will create a compact development area with connections to the proposed non-residential areas. The integrated site layout is enhanced through a proposed street network with various street types to ensure safe and efficient travel through the site for vehicles, bicycles and pedestrians. Considering the foregoing site features, the Project should be compatible with the surrounding neighborhoods and create an attractive destination for residents and guests. Based on the foregoing, the Project complies with the General Design Principles in UDO section 4.7.5.

6. **BLOCK PERIMETER**

   Most of the site is currently bounded by New Bern Avenue to the south and N Rogers Lane to the east. The proposed street network enhances connectivity through the site and provides adequate access to surrounding street network. But for the modification to dead-end street length, as further described in Section 9(b), this Master Plan will not modify the UDO’s block perimeter requirements.

7. **LAND USES & INTENSITY**

   A. **Base District.** The base district for this Planned Development shall be Commercial Mixed Use (CX) district. All permitted, limited and special principal uses and accessory uses permitted in the -CX district shall be permitted, limited and/or special uses on the property in accordance with the UDO, except as otherwise modified by this Master Plan.

   B. **Overall Maximum Development Intensity.** The total amount of development on the Property shall not exceed the intensities for each use as set forth below:

      i. **Non-Residential Floor Area** – 200,000 square feet, which can be located in Townhouse, Apartment, General, Mixed-Use, Civic and Open Lot building types. For purposes of this section and for each Subdistrict, “non-residential” shall mean
all public & institutional, commercial, industrial, and open uses permitted in the CX district, except as otherwise may be prohibited by this Master Plan

ii. Residential Dwelling Units – 700 dwelling units, which can be located in Detached, Attached, Townhouse, Apartment, and Mixed-Use building types

iii. General Note – No overall maximum development intensity, nor each Subdistrict’s maximum development intensity, shall prescribe a minimum development intensity.

C. Subdistrict A Maximum Development Intensity.
   i. Uses & Density – 120,000 square feet nonresidential; 200 dwelling units
   ii. Building Height – 4 stories; 62 feet
   iii. Building Types – Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot

D. Subdistrict B Maximum Development Intensity
   i. Uses & Density- 60,000 square feet nonresidential; 500 dwelling units
   ii. Building Height
      1. Beginning at the intersection of the N. Rogers Lane and Sunrise Valley Place centerlines, and extending four hundred fifty feet (450’) along both
      2. N. Rogers Lane and Sunrise Valley Place, the maximum building height shall be 5 stories and 75 feet
      3. For the area of Subdistrict B not identified in Part 1 above, the maximum building height shall be 4 stories and 62 feet
   iii. Building Types - Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot

E. Subdistrict C Maximum Development Intensity.
   i. Uses & Density – 40,000 square feet non-residential; 50 dwelling units
   ii. Building Height – 4 stories; 62 feet
   iii. Building Types – Detached, Attached, Townhouse, Apartment, General, Mixed Use, Civic and Open Lot

8. PHASING

The Project contains four (4) phases and is shown in detail on Master Plan sheet C1.4. The initial phase of development may either be within Phase 1, Phase 2, Phase 3, Phase 4, or a combination of those. At least two building types (which may include the “Open Lot” building type) shall be included in the first phase of development. In the case a single structure is proposed, a Mixed-Use Building shall be provided. Project phasing may be by entire Phase or by portions of any Phase, and is not required to be sequential. Final project phasing will be determined at time of permitting.

Phasing & Utility Improvements
Utility infrastructure that serves a particular phase of development, as shown on Master Plan sheet C2.1, shall be installed during the development of said phase.
Phasing & Transportation Improvements

New Bern Avenue and N Rogers Lane Intersection Improvements: The required improvements for the New Bern Avenue and N. Rogers Lane intersection shall be permitted prior to the issuance of any building permit within Phase 1, Phase 2 or Phase 3, whichever occurs first. Any other required street improvements not listed above shall follow UDO guidelines. The development thresholds listed above shall not preclude the Developer from completing any of the right-of-way improvements at an earlier date.

The following paragraphs describe a voluntary, off-site improvement to make a pedestrian connection from the intersection of Raleigh Beach Road and Southall Road, passing along the north side of Raleigh Beach Road and through City property, to reach the Neuse River Greenway Trail. The intent of these subsections is to require the construction of the Greenway connection and multiuse path, subject to the conditions set forth therein.

Greenway Connection: Prior to the issuance of the first certificate of occupancy within Phase 1, Phase 2 or Phase 3, whichever occurs first, the Project shall have received permits to improve a connection from Raleigh Beach Road to the Neuse River Greenway Trail, running through City of Raleigh property with Property Identification Number 1734-55-7504 (Deed Book 11588, Page 2190, Wake County Registry), subject to the City of Raleigh’s approval. If construction easements are granted by the City of Raleigh, a path will be constructed according to the standard typical asphalt greenway section supplied by the PRCR. The connection shall be no less than ten feet (10’) wide, unless engineering constraints call for a narrower section. Upon completion of the Greenway connection, the Project shall not be required by this section to assume ownership or maintenance of the trail.

Multiuse Path to Greenway Connection: Subject to City of Raleigh approval of these improvements within the existing right-of-way, and prior to the issuance of the first certificate of occupancy within Phase 1, Phase 2 or Phase 3, whichever occurs first, the Project shall have received permits to construct a multiuse path from the aforementioned Greenway connection on the north side of Raleigh Beach Road from the intersection of Southall Road and Raleigh Beach Road to terminate across from the constructed Greenway connection. The multiuse path will be constructed within the right-of-way, and/or with easements over 1300 Carp Road (Deed Book 17679, Page 276, Wake County Registry), 0 Carp Road (Deed Book 12893, Page 925, Wake County Registry), and 1301 Carp Road (Deed Book 12893, Page 925, Wake County Registry), to be obtained by the City of Raleigh. The multiuse path shall be constructed according to the Raleigh Street Design Manual standards. Once complete, the multiuse path shall be owned and maintained by the City of Raleigh. If the City of Raleigh is unable to secure the necessary easement(s) across 1300 Carp Road, then the multiuse path shall terminate at the shared boundary line with 5221 Raleigh Beach Road (Book 9288, Page 1992, Wake County Registry).

9. MODIFICATIONS

a. Ground Floor Elevation – The minimum ground floor elevation requirement shall not apply to any building type in any tract.

b. Block Perimeter – The dead-end street length standards of Article 8.3 do not apply to the dead-end street separating Subdistricts B and C.
c. Cross-Access – The cross-access requirements of UDO Section 8.3.5.D. shall not apply to the Project. The adjacent property with PIN 1734-34-3873 includes industrial uses that are incompatible with the proposed uses in Subdistrict A. The adjacent townhome development now or formerly known as Edgewater Townhome Subdivision contains private streets that are incompatible with the proposed public street types shown on Plan Sheet Cl.2; however, the Master Plan has committed to providing an offer of pedestrian cross-access so that those residents may have efficient and safe access to the development. With the extension of Sunrise Valley Place, the buildout of Street A (as shown on Plan Sheet Cl.2) and the enhanced streetscape along New Bern Avenue and N. Rogers Lane, residents and guests will have multiple paths to access the adjacent property with PIN 1734-44-1281 (currently operated as an ALDI grocery store).

d. New Internal Public Streets: Medians shall be allowed as an option along internal public streets. Where proposed, detailed sections shall be provided at the time of subdivision/site review.

e. Main Street, Parallel Parking: The proposed Main Street, Parallel Parking right-of-way, as identified on Master Plan sheet C1.2, shall have a modified streetscape, further detailed on sheet C1.2.

f. Driveway Spacing from Intersection: For the proposed southern driveway along N. Rogers Lane accessing Subdistrict A, the driveway spacing from intersection standards in Raleigh Street Design Manual Article 9.5 diagram shall not apply. Said driveway shall not be closer than 275 feet from the N. Rogers Lane and New Bern Avenue intersection, so that the driveway aligns with Sunrise Valley Place.

g. Open Space
   i. The minimum 10% Open Space requirements may be met by the Project as a whole. A Subdistrict may have less than or greater than 10% Open Space for its respective Subdistrict area, so long as the overall Project has at least 10% Open Space. If modifications to the Open Space Plan trigger an amendment, the Master Plan shall follow the amendment procedures of UDO Section 4.7.6.

10. ADDITIONAL DEVELOPMENT STANDARDS

a. The following principal uses as listed in UDO section 6.1.4 shall be prohibited in Subdistricts A and B:
   i. Vehicle Sales/Rental
   ii. Detention center, jail, prison
   iii. Adult establishment
   iv. Self-service storage

b. Only the following principal uses as listed in UDO section 6.1.4 shall be allowed in Subdistrict C
   i. Retail Sales
   ii. Restaurant/Bar
   iii. Single-Unit Living
   iv. Two-Unit Living
   v. Multi-Unit Living
   vi. Indoor Recreation
   vii. Outdoor Recreation
viii. Office
ix. Parks, Open Space and Greenway
c. The Vehicle Fuel Sales use shall be limited to Subdistrict A.
d. The hours of operation for any Restaurant/Bar use within Subdistrict B shall be limited to 6 A.M. to 11 P.M.
e. The façades of all Principal buildings shall be constructed from one or more of the following materials: glass, concrete, clay or brick masonry, stone masonry, stucco, cementitious siding and trim, wood siding and trim, native and manufactured stone, and pre-cast concrete. Synthetic stucco (EIFS) and vinyl shall be prohibited as building siding materials. However, vinyl windows, decorative elements and trim are permitted.
f. Only residential uses are permitted within 100 feet of a dwelling unit within the development now or formerly known as Edgewater Townhome Subdivision.
g. For that portion of Subdistrict B north of Street A (as shown on Plan Sheet C4.1), there shall be a twenty-foot (20’) wide vegetated buffer with five (5) shade trees and four (4) understory trees per one hundred (100) lineal feet, excluding any government and/or utility easements. Existing trees within the 20’ buffer may count towards the planting requirement.
h. Within fifty feet (50’) of the Edgewater Townhomes development, maximum building height shall be limited to three (3) stories and fifty feet (50’).
i. The Project shall make an offer of pedestrian cross-access to the development now or formerly known as Edgewater Townhome Subdivision, with location to be determined at site plan and subject to government approval.
j. The Project shall comply with all relevant and applicable UDO parking regulations.
k. The inclusion of public art in the Project’s design will be considered at site permit review.
l. Along the extension of Sunrise Valley Place, there shall be at least two open space areas no less than 2,500 square feet. Those open space areas shall include one or more of the following: (i) a vertical structure such as a pavilion/cabana/clubhouse; (ii) a hard-surface activity area or sport court (pickle ball, multi-purpose); (iii) covered mail pick-up area; (iv) enclosed dog park; (v) picnic tables with grills; (vi) seating benches or trellis swings; (vii) shade structure with seating; or (viii) miscellaneous other features at developer discretion.
m. For street types within the Master Plan area and along its frontage that include on-street bicycle facilities, those on-street facilities may be eliminated or reduced, provided they are replaced by a bicycle or multiuse facility of equal or greater value, as determined by City Staff at the time of development review. Elimination and replacement of the on-street facilities may then result in a proportional reduction of the curb-to-curb dimension and the right-of-way dimension shall be adjusted as deemed necessary by City Staff.
n. The Project’s streetscapes along New Bern Avenue and Raleigh Beach Road shall comply with the UDO standards of Article 8.5. The right-of-way and streetscape designs for the Project’s remaining streets are shown on Master Plan sheet C1.2.
o. No Principal or Accessory Structure shall be located within the 100-year floodplain.
p. Any amendments to the Project shall be governed by UDO Section 4.7.6. Master Plan Amendments.