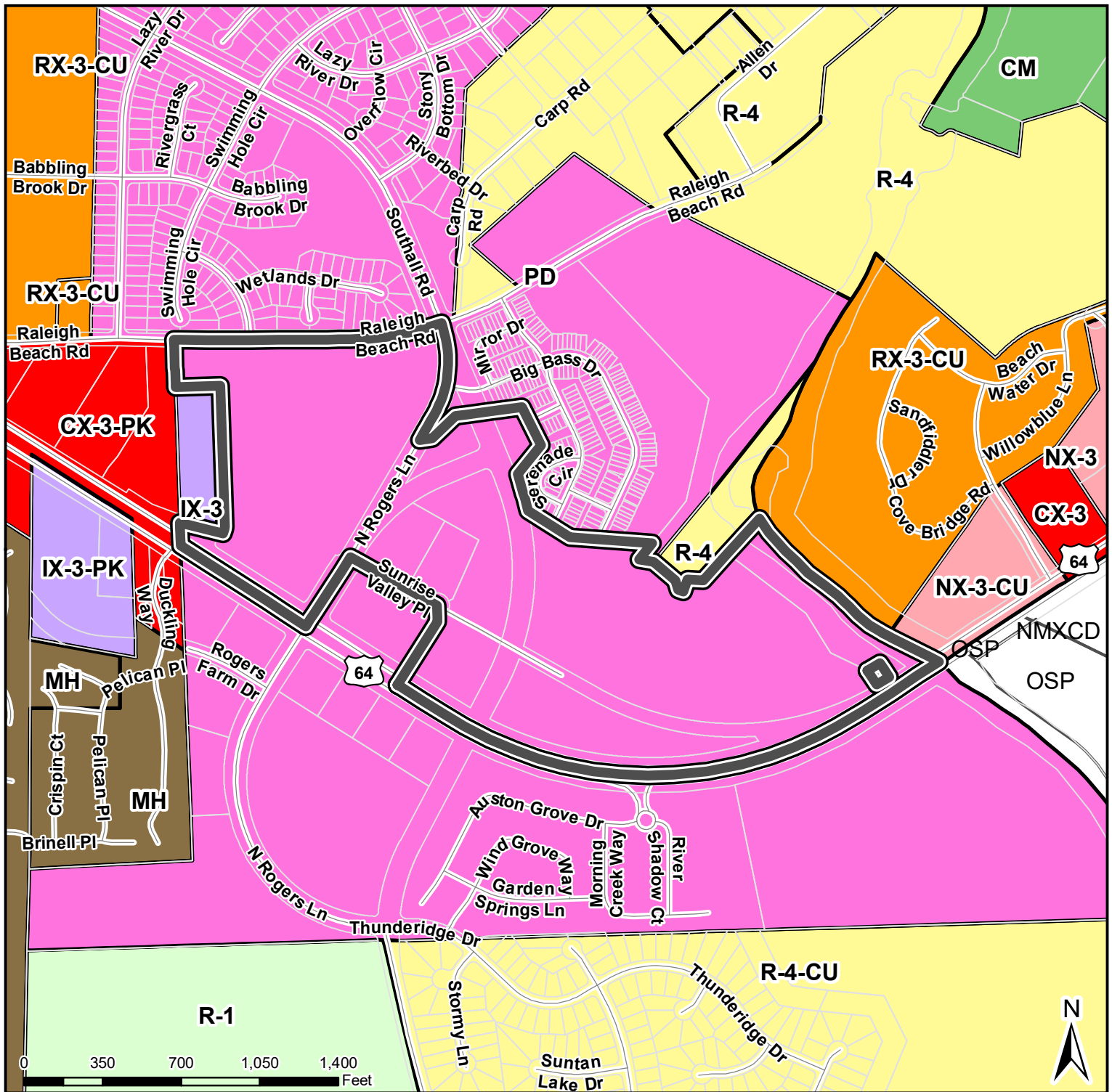


# Existing Zoning

# Z-24-2019



Property	Various Parcels near Rogers Ln & New Bern Ave
Size	55.99 acres
Existing Zoning	PD
Requested Zoning	PD







Raleigh

## MEMO

TO: Marchell Adams-David, City Manager

THRU: Ken Bowers AICP, Deputy Director

FROM: John Anagnost, Senior Planner

DEPARTMENT: Planning and Development

DATE: January 22, 2021

SUBJECT: City Council agenda item for February 2, 2021 – Z-24-19

---

On January 5, 2021, the City Council opened and closed a public hearing for the following item and held the item until its meeting on February 2, 2021:

**Z-24-19 Raleigh Beach Rd PD**, on the north side of New Bern Avenue, on the east and west sides of N. Rogers Lane, being Wake County PINs 1734348949, 1734442585, 1734444466, 1734444978, 1734445013, 1734446512, 1734457082, 1734531715, 1734545103, and 1734641204. Approximately 55.99 acres is requested to be rezoned by Rogers Realty and Insurance Co. from the Rogers Farm PD to the Edgewater Commons PD. The master plan for the PD district allows up to 700 dwelling units, allows up to 250,000 square feet of commercial uses, limits height to five stories and 75 feet near the intersection of Sunrise Valley Place and N. Rogers Lane, limits height elsewhere in the site to four stories and 62 feet, and provides details about transportation improvements for the site.

**Current zoning:** Rogers Farm PD (PD)

**Requested zoning:** Edgewater Commons PD (PD)

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **consistent** with the Future Land Use Map.

The **Planning Commission** voted 10-0 to recommend approval of the request.

The City Council held a public hearing on January 5, 2021. The City Council closed the hearing on that date and asked the applicant to consider adding provisions to the master plan to require transit stop improvements, prohibit development in the floodplain, and create a pedestrian connection from the development to the Neuse River Greenway Trail. The applicant has submitted a revised master plan prior to the deadline for consideration at this meeting. The revisions require a connection to the Neuse River Greenway Trail subject to City approval and prohibit buildings in the 100-year floodplain. GoRaleigh is in the process of installing a transit stop at the Aldi adjacent to the site. The applicant has not offered additional transit improvements. The revised master plan is attached to this report.

Attached are the Planning Commission Certified Recommendation (including the Staff Report), Zoning Conditions, Petition for Rezoning, and Neighborhood Meeting Report.

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)





# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12059

## CASE INFORMATION: Z-24-19 ROGERS FARM PD

Location	New Bern Avenue, on its north side, on both sides of N. Rogers Lane  Address: 5655 New Bern Ave; 5000 Raleigh Beach Rd; 1135 N Rogers Ln; 2901, 2905, 2908, & 2909 Sunrise Valley Pl; and 1800, 1840, & 1900 Southall Rd  PINs: 1734348949, 1734442585, 1734444466, 1734444978, 1734445013, 1734446512, 1734457082, 1734531715, 1734545103, and 1734641204  <a href="#">iMaps</a> , <a href="#">Google Maps</a> , <a href="#">Directions from City Hall</a>
Current Zoning	Rogers Farm PD
Requested Zoning	Edgewater Commons PD
Area of Request	55.99 acres
Corporate Limits	The site is completely within the City's corporate limits.
Property Owner	Rogers Realty & Insurance Co 7008 Buckhead Drive Raleigh, NC 27615
Applicant	Worth Mills, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607
Citizens Advisory Council (CAC)	Northeast CAC Chair Amy Howard amgenove@gmail.com
PC Recommendation Deadline	December 7, 2020

## PROPOSED MODIFICATION OF STANDARDS

1. Article 3.2 Base Dimensional Standards: The minimum ground floor elevation of two feet for residential uses in the Detached, Attached, Townhouse, and Apartment building types is proposed to be removed.
2. Article 8.3 Blocks, Lots, Access: The master plan proposes to remove cross-access requirements and the maximum length standard for dead-end streets for Street B.
3. Article 8.4 New Streets: The master plan would allow modifications to City standards for construction of public streets.



## COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Community Mixed Use (CMU) and Office & Residential Mixed Use (ORMU)
Urban Form	Parkway Corridor
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency Policy LU 5.4—Density Transitions Policy LU 5.6—Buffering Requirements Policy LU 8.10—Infill Development Policy EP 2.5—Protection of Water Features Policy UD 1.10 Frontage
Inconsistent Policies	Policy LU 4.5—Connectivity Policy LU 6.1—Composition of Mixed Use Centers Policy LU 7.1—Encouraging Nodal Development Policy UD 2.5—Greenway Access Policy UD 2.7—Public Open Space

## FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the Future Land Use Map.

## COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

## PUBLIC MEETINGS

Neighborhood Meeting	CAC	Planning Commission	City Council
2/7/2019 (4 attendees)	9/12/2019; 2/13/2020 (2-0-1)	9/8/2020 (deferred); 9/24/2020 (COW); 10/22/2020 (COW); 11/19/2020 (COW); 11/24/2020	

## PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent/Inconsistent** with the Future Land Use Map and **Consistent/Inconsistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval/Denial** is reasonable and in the public interest because.



<b>Reasonableness and Public Interest</b>	The request is consistent with Future Land Use Map and the Comprehensive Plan. It is supported by policies related to density transitions, buffering of uses, infill compatibility, protection of water features, and frontage and is in the public interest.
<b>Recommendation</b>	Approve. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
<b>Motion and Vote</b>	Motion: Hicks Second: Tomasulo In favor: Bennett, Fox, Hicks, Lampmann, Mann, McIntosh, Miller, O'Haver, Tomasulo, and Winters

## ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment Analysis

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP

Date: 11/24/2020

Planning and Development Deputy Director

Staff Coordinator: John Anagnost: (919) 996-2638; [John.Anagnost@raleighnc.gov](mailto:John.Anagnost@raleighnc.gov)





# ZONING STAFF REPORT – CASE Z-24-19

## Planned Development District

### OVERVIEW

The proposal is to rezone 56 acres on the north side of New Bern Avenue on both sides of N. Rogers Lane from the Rogers Farm Planned Development (PD) district to a different PD district entitled Edgewater Commons PD. The site is undeveloped with the exception of a stormwater pond near the center of the site on the east side of N. Rogers Lane. Most of the site area is forested. There is a small natural pond in the northeastern portion of the site. The topography slopes gradually downward from the southwest toward the northeast. Two intermittent streams drain the site along this grade.

The Neuse River forms the eastern boundary of the site. An area of floodway and floodplain varies in width from 50 to 75 feet from the bank of the river into the site. The rezoning property is bounded on the north by Raleigh Beach Road and a townhouse development called Edgewater. To the west of the site is a series of commercially developed properties fronting on New Bern Avenue. An Aldi supermarket is located at the northeast corner of New Bern Avenue and N. Rogers Lane, south of the central portion of the rezoning area. New Bern Avenue is also US Highway 64 in this area. To the north of Raleigh Beach Road, N. Rogers Lane becomes Southall Road.

The development pattern in the area surrounding the rezoning property is composed of commercial and light industrial uses along New Bern Avenue. A Food Lion-anchored shopping center is present at the southeast corner of New Bern Avenue and N. Rogers Lane. Away from New Bern Avenue, the built uses are mostly low and moderate density residential neighborhoods. Large areas of open space abut the Neuse River to the north and south of the site due to the presence of significant floodplains. Some of these floodplain parcels serve as the required open space for the Rogers Farm PD and are now owned by the City.

The Future Land Use Map for the site and the surrounding area generally matches the existing development pattern. The Community Mixed Use designation is mapped along New Bern Avenue to the south and west of the site. Behind the Community Mixed Use, Moderate and Low Density Residential designations are present. The site itself is mostly designated for Community Mixed Use, including along its frontage with New Bern Avenue. An area of Office & Residential Mixed Use is present on the site between the Community Mixed Use area and the Edgewater townhomes. A band of Public Parks & Open Space follows the Neuse River and associated floodplains to the east.

New Bern Avenue has a Parkway Corridor designation on the Urban Form Map for the site's entire frontage. To the west, a Mixed Use Center is shown on the Urban Form Map centered around the intersection of N. New Hope Road and New Bern Avenue.



The rezoning site and much of the land north and south of it are zoned with the Rogers Farm PD. This PD district was approved in 1996. It set out a development framework for a commercial center at the intersection of New Bern Avenue and N. Rogers Lane with moderate density residential development surrounding it. A single-family component was included north of Raleigh Beach Road. The master plan has been almost entirely developed with the exception the rezoning site and a small area west of N. Rogers Lane on the south side of New Bern Avenue.

Outside of the PD district, the zoning follows the pattern described above for the existing development pattern and the Future Land Use Map. Commercial Mixed Use zoning is present along New Bern Avenue with Residential Mixed Use, Residential-6, and Residential-4 zoning in place behind it.

The proposal is for a new PD, called Edgewater Commons PD, that would reduce the amount of development that is possible in comparison to the existing Rogers Farm PD by 15-20%, assuming a similar mix of uses for development of both PDs. Residential entitlement would decrease by about 14% and allowed retail development would decrease by 20%. The existing PD would allow substantially more office development than the proposed PD because much of the residential entitlement of the Rogers Farm PD may be substituted with office uses. The requested zoning would provide less specificity than the existing PD as to where non-residential uses could be located.

The existing Rogers Farm PD divided the site into an Employment and Commercial (EC) tract near N. Rogers Lane and two Medium Density Residential (MR) tracts closer to the Neuse River. The MR tracts do not allow non-residential uses. The proposed PD would allow retail, restaurant, and office uses in any part of the site, though non-residential entitlement is limited at the east end of the site and the majority of residential units are allowed on the east side of N. Rogers Lane. The zoning request would require a similar amount of open space to the existing PD, and tree conservation areas are proposed to be retained without alteration from the existing PD.

**Update for October 22:** The master plan has been revised to add the following:

- A requirement that residential building facades be made of certain materials which exclude EIFS and vinyl
- A 20-foot landscape yard along the boundary with the Edgewater townhomes
- A maximum building height of 50 feet within 50 feet of the Edgewater townhomes
- Two open space areas of at least 2,500 square feet each along the extension of Sunrise Valley Place, possibly with active amenities

This report has been revised to reflect these changes. The overall evaluation of Comprehensive Plan consistency has changed from inconsistent to consistent.

**Update for November 19:** The master plan has been revised to prohibit Adult Establishment and Self-Service Storage in subdistricts A and B. A sentence has been removed which encouraged but did not legally require a pedestrian connection to the Neuse River Greenway Trail. The introductory sections of the narrative have been edited to reflect the amendment to the Future Land Use Map approved through CP-8-18.



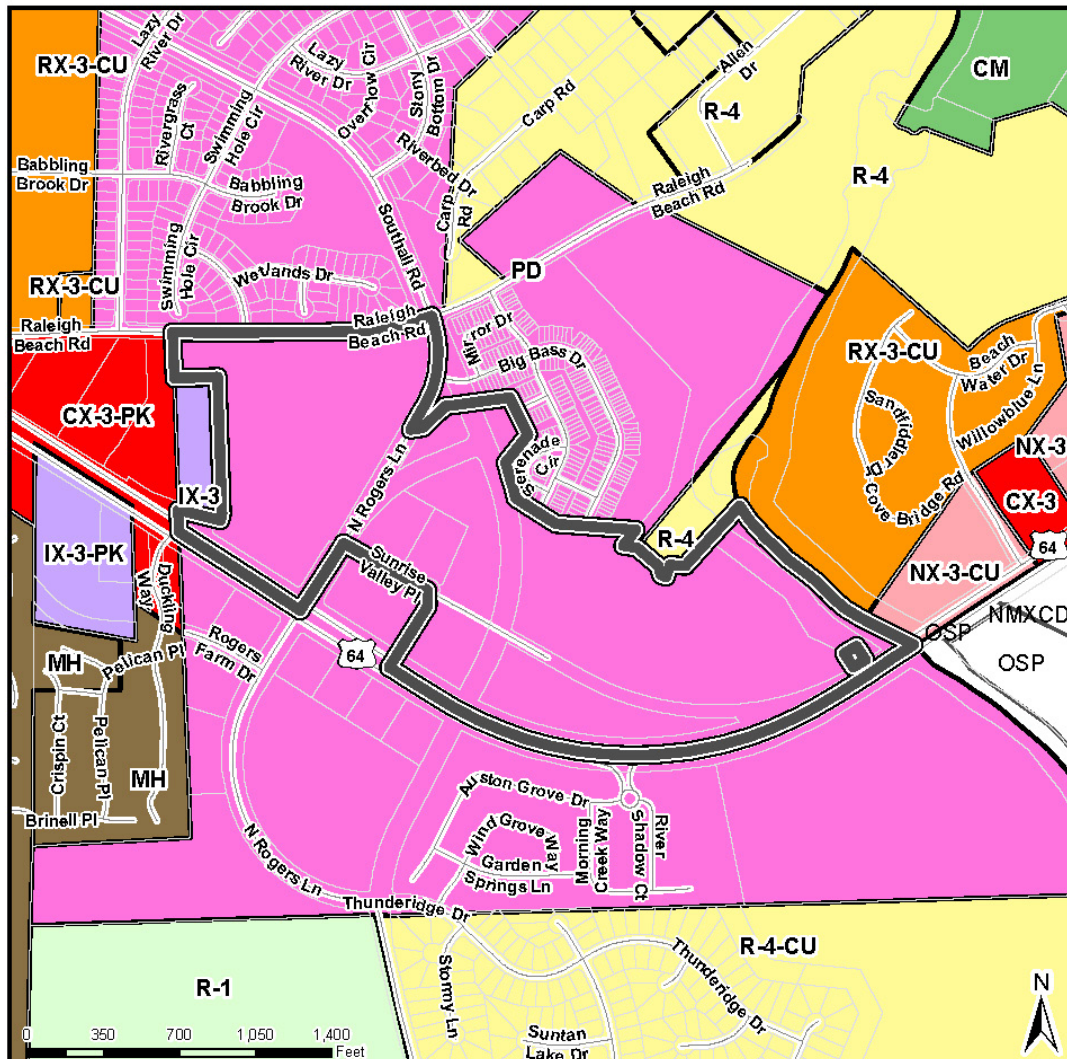
## OUTSTANDING ISSUES

Outstanding Issues	1. None.	Suggested Mitigation	1. N/A
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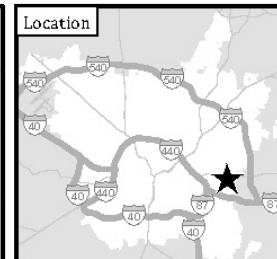


# Existing Zoning

Z-24-2019



<b>Property</b>	Various Parcels near Rogers Ln & New Bern Ave
<b>Size</b>	55.99 acres
<b>Existing Zoning</b>	PD
<b>Requested Zoning</b>	PD

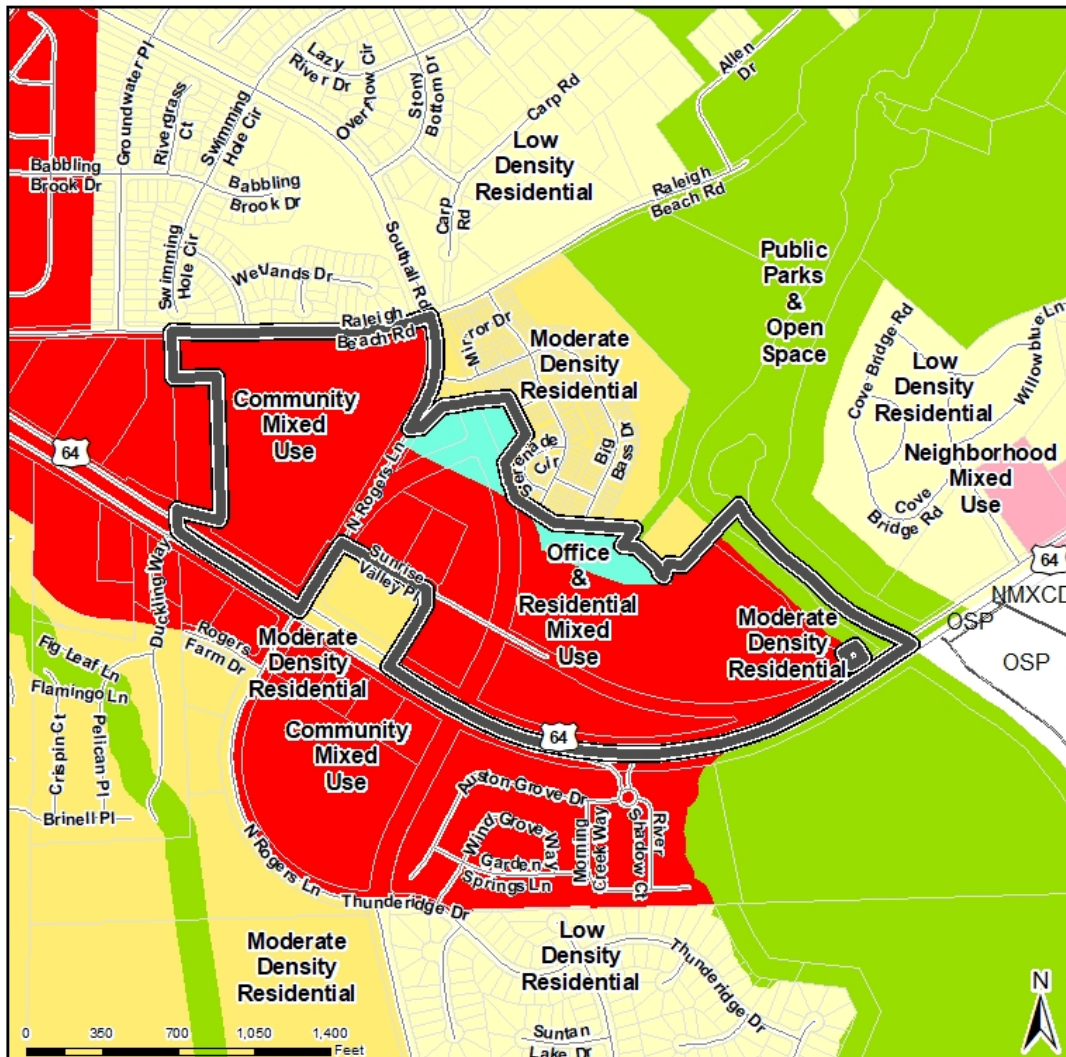


Map by Raleigh Department of City Planning (redkhowh): 8/14/2019

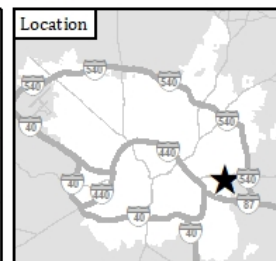


# Future Land Use

Z-24-2019



<b>Property</b>	Various Parcels near Rogers Ln & New Bern Ave
<b>Size</b>	55.99 acres
<b>Existing Zoning</b>	PD
<b>Requested Zoning</b>	PD

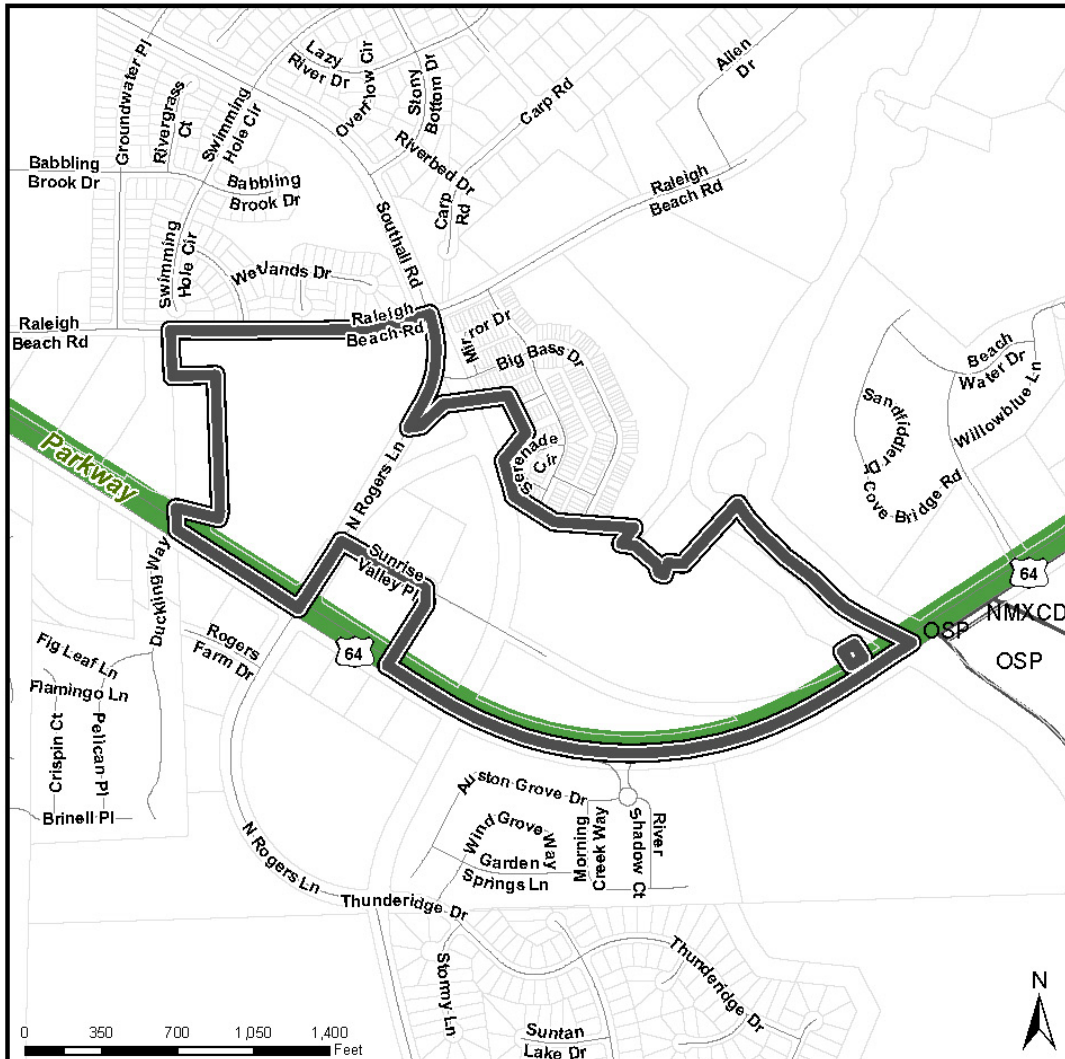


Map by Raleigh Department of City Planning (mmsd@): 8/28/2020



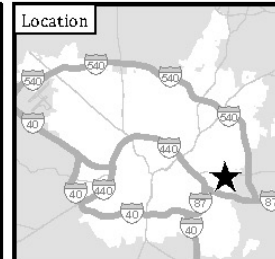
# Urban Form

Z-24-2019



<b>Property</b>	Various Parcels near Rogers Ln & New Bern Ave
<b>Size</b>	55.99 acres
<b>Existing Zoning</b>	PD
<b>Requested Zoning</b>	PD

Map by Raleigh Department of City Planning (redkhowh): 8/14/2019





## Master Plan Elements

**[Where the master plan does not provide a substitute standard, Community Mixed Use (CX) standards will apply]**

### ***PHASING:***

A phasing sequence is provided in Section 8 of the master plan narrative. The phasing sequence will conform with PD phasing requirements described in UDO Section 4.7.2 but will otherwise be non-binding.

### ***DEVELOPMENT INTENSITY:***

Land use intensities for the development are allocated by tract in Section 7 of the Master Plan narrative.

<b>Subdistrict</b>	<b>Dwelling Units</b>	<b>Non-residential Floor Area</b>
<b>A</b>	200	120,000
<b>B</b>	500	60,000
<b>C</b>	50	40,000
<b>Total</b>	700*	200,000*

*\*The total entitlement of the master plan is less than the sum of subdistrict entitlements. Development on the site may not exceed the values listed in the 'Total' row of the table.*

### ***SETBACKS/ HEIGHT:***

<b>Subdistrict</b>	<b>Building Height</b>	<b>Setbacks</b>
<b>A</b>	4 Stories/62'	Set by CX standards for each building type
<b>B</b>	5 stories/75' (within 450 feet of Sunrise Valley/N. Rogers intersection) 3 stories/50' (within 50 feet of Edgewater townhomes) 4 Stories/62' (remainder of subdistrict)	Set by CX standards for each building type
<b>C</b>	4 Stories/62'	Set by CX standards for each building type



**ALLOWED BUILDING TYPES:**

<b>Subdistrict</b>	<b>Building Types</b>
<b>Tract 1</b>	All types (Civic, Mixed Use, General, Apartment, Townhouse, Attached House, Detached House, Open Lot)
<b>Tract 2</b>	All types (Civic, Mixed Use, General, Apartment, Townhouse, Attached House, Detached House, Open Lot)
<b>Tract 3</b>	All types (Civic, Mixed Use, General, Apartment, Townhouse, Attached House, Detached House, Open Lot)

**STREET TYPOLOGY:**

Street sections are provided in plan sheet C1.3. Streets specified by the master plan are proposed to be constructed according to these sections. The section for Street A is similar to the Main Street type but slightly narrower. Street B and the extension of Sunrise Valley Place are proposed to be neighborhood streets as defined in Section 8.4.4 of the UDO. Modifications to street sections are enabled by narrative sections 9 and 10 and in plan sheet notes 11 and 18. Modifications would allow a shared use path or similar facility to replace on-street bicycle facilities and allow medians in some locations.

**BLOCK PERIMETER**

The master plan proposes in narrative section 9 to exempt Street B from the maximum dead-end length standards in UDO Section 8.3.2 due to environmental constraints at its north end. A blanket exemption to cross-access requirements is proposed in the same section. No other modifications to block perimeter standards are proposed.

Blocks proposed to be created by new and existing streets generally conform to the CX district UDO block perimeter maximum of 3,000 feet. The block on the west side of N. Rogers Lane does not conform with the CX block perimeter standard but may be exempt from block perimeter requirements due to contextual factors.

**PEDESTRIAN CIRCULATION:**

Sidewalks associated with the proposed street network provide pedestrian access within the development. Narrative section 9 states that the development will offer pedestrian cross-access with the Edgewater townhomes.

**PARKING:**

No modifications to the CX parking requirements are proposed.

**OPEN SPACE:**

Dedicated open space areas are shown on Plan Sheet C4.1 in the form of a buffer area along the Neuse River, the frontage of New Bern Avenue between the river and Street A and west of N. Rogers Lane, and two non-contiguous areas in the northwest portion of the site. Total open space is required to make up at least 10% of the gross site area. The open space shown includes areas that are likely to be designated as Primary Tree Conservation Area. Two additional open space



areas are required along the extension of Sunrise Valley Place. Each must be at least 2,500 square feet and contain an amenity of some kind. Total open space proposed is approximately 6.5 acres and meets the minimum requirement.

**TREE CONSERVATION:**

Tree conservation areas are shown on Plan Sheet C3.1. Tree conservation area (TCA) has been recorded as part of development plans approved under the existing zoning. The master plan proposes to retain the recorded tree conservation areas. Many of the previously recorded areas are Primary TCA such as riparian buffers of the Neuse River and its tributaries as well as a 50-foot wide area along New Bern Avenue and portions of Raleigh Beach Road. Some additional secondary TCA is recorded in the northwest corner of the site. Total TCA is shown is 6.3 acres and constitutes more than 10% of the gross site area.

**COMMON SIGNAGE PLAN:**

No signage plan is provided. Signs will be regulated according to the standards of the CX zoning.

**Analysis of Master Plan Responses to General Design Principles**

*(UDO Section 4.7.5. A-N provides a set of design principles that are to be used to evaluate PD rezoning applications.)*

- 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 master plan allows all four residential building types in all three subdistricts. Vertical mixed use with residential units over non-residential space is allowed in all three subdistricts.*

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

*The master plan allows for residential, non-residential, and mixed-use developments in all three subdistricts.*

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

*The master plan restricts the density in all three subdistricts and restricts the allowed uses in Subdistrict C. These restrictions give some indication of the distribution of potential development. The master plan also shows two new streets and an extension of an existing street, which provide greater certainty about the future street network. However, the master plan does not include any requirements for architectural design, and much of the site planning, including things like open space locations, stormwater controls, phasing, and parcel boundaries are left undecided until a development plan is filed.*

- 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. Retail uses range from corner stores to larger format supermarkets.



*The master plan allows all non-residential uses that are permitted in the CX zoning district in Subdistricts A and B. These uses include restaurant, retail, office, and personal services. Subdistrict C also allows retail and restaurant uses. Allowed commercial square footages in each subdistrict are large enough to enable a range of business types. No maximum square footages are provided for any single commercial use, improving flexibility for business types.*

- 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 area adjacent to the Neuse River is identified in the plan sheets as an open space area and is the site of tree conservation areas. The extension of Sunrise Valley Place would terminate to the west of this location at its intersection with Street B. No civic uses, parks, or special site elements are proposed at this intersection.*

- 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 master plan includes proposed street sections that are generally consistent with the Street Plan Map and associated UDO street types. Sidewalks will be included in all street sections. Bicycle lanes are proposed for N. Rogers Lane and may be substituted with a shared use path or similar facility as approved by City staff. Pedestrian cross-access will be offered to the townhome development to the north. The density of the street network meets City standards east of N. Rogers Lane. No new public streets are proposed west of N. Rogers Lane, and it is uncertain if block perimeter standards will mandate the desired level of public street connectivity there.*

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

*The street section for N. Rogers Lane includes bicycle lanes which may be substituted with a shared use path. The Neuse River Greenway passes along the eastern boundary of the site. A sidewalk connection along New Bern Avenue is required to connect the proposed public street network with the greenway. Bicycle and pedestrian access to the greenway trail may be safer and more convenient from within the development. The master plan narrative indicates that the developer will attempt to make such a connection, but it is not required. Bicycle parking will be provided according to UDO standards.*

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

*The master plan does not propose urban form standards that deviate from the requirements set by the reference district of Community Mixed Use (CX).*

- I. Architecture and landscape design are based on the local climate, topography, history and building practice.

*The master plan does not set forth architectural design standards. Landscape design is limited to definition of subdistricts and identification of tree conservation area and open space. Open space is shown adjacent to New Bern Avenue and the Neuse River.*

- J. The project 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.

*Open space is provided mostly around the perimeter of the development in the form of tree conservation areas and the designated open space along the Neuse River. No programmed open space is proposed within the active uses of the development. Individual development sites will be required to provide Outdoor Amenity areas composing 10% of each development site.*

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

*The master plan is bordered on two sides by public streets. Much of the remaining site boundary is adjacent to the Neuse River on the east and an area of large scale commercial and light industrial buildings on its west side. The proposed uses and scale are compatible with all of these adjacent areas. The north central portion of the site shares a boundary with an existing townhouse neighborhood. Commercial uses are prohibited within 100 feet of this neighborhood, improving use compatibility. The townhouses are located in the Rogers Farm PD zoning district. As such, new development would not be required to provide Neighborhood Transition areas to buffer them. Allowed height adjacent to the townhouses is limited to 50 feet and a landscaped buffer area 20 feet wide is required. Street A also provides a buffer for some of this boundary.*

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

*The master plan does not use architectural controls or landscape design to create a sense of place. The proposed street network creates some structure for the development and supports the establishment of civic and scenic focal points. Potential focal points are not augmented with any specified programming.*

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

*No public art is indicated in the master plan.*

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

*Indoor and outdoor recreation uses are allowed in all subdistricts. These use categories include theaters and entertainment facilities.*

## COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

Yes, the proposed master plan is consistent with the Coordinating Land Use and Transportation vision theme due to the overall density of proposed public streets as



compared to the recommendations of the Street Plan Map and the requirements of the Block Perimeter standard. The street network proposed is adequate to serve the amount of development enabled by the master plan, though a public street through the west side of the site would be beneficial for walkability. The proposal is consistent with the Greenprint Raleigh – Sustainable Development vision theme because it requires open space and limits development intensity adjacent to the Neuse River.

The rezoning is also consistent with the Growing Successful Neighborhoods and Communities vision theme because it will allow growth while being careful of the existing neighborhood to the north through height and use restrictions and a vegetated buffer. The vision theme also calls for new development to have convenient access to retail and amenities, which the request provides by allowing a mix of uses and requiring two amenity areas within the development. The small size of these active open space areas and the lack of a required pedestrian connection with the greenway trail reduces the request's consistency with this vision theme, which calls for "convenient access to open space".

The request is inconsistent with the Managing Our Growth vision theme, which calls for "quality growth" that leads to "desirable places" and includes "adequate infrastructure". The proposal does not offer details about how the development will provide a unified design and activated outdoor spaces. Residential uses are required to use a limited set of materials for facades, and two somewhat small amenity areas are required. These elements reduce the inconsistency. Connections to the Neuse River greenway trail and some nearby developments are not required by the master plan. The rezoning also does not indicate whether a public street will be constructed on the west side of N. Rogers Lane. While the proposed street network on the east side of the site and the subdistrict-based development maximums help the consistency with this vision theme, the proposal would be more consistent if additional more detailed standards for architectural and landscape design, a greater magnitude of active open space, and multi-modal connectivity were included.

In general, the proposed master plan is consistent with the Comprehensive Plan because it allows for a mixed-use, walkable development that is sensitive to a nearby neighborhood in an area that is already served by City services and infrastructure. However, there are possible improvements to consistency which may be achieved through a greater level of design that shows how internal uses and amenities will be programmed and how the site will be effectively integrated with the surrounding area.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

Yes, the Future Land Use designations for most of the site is Community Mixed Use with a relatively small area of Office & Residential Mixed Use north of Street A. Community Mixed Use recommends a range of uses including retail, offices, residential uses, shopping centers, and mixed use developments. Office uses, residential uses, and ancillary retail are called for by the Office & Residential Mixed Use designation. The proposal would allow residential, office, and retail uses throughout the rezoning site with the exception that commercial uses (which includes



office) are prohibited within 100 feet of the Edgewater townhomes. This buffer covers much of the Office & Residential Mixed Use designation and, in combination with Street A, makes establishing commercial uses significantly less feasible within the area of this designation. The uses permitted by the proposal are aligned with the Future Land Use designation.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

Not applicable. The proposed uses are specifically designated.

- D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Yes, in general the proposed master plan includes a street network that will implement the streets mapped in the Street Plan Map as well as adequately serving the east side of the site. No new public streets are proposed for the portion of the site to the west of N. Rogers Lane. Block perimeter standards may not require a public street in this location as part of a development plan review. Comprehensive Plan policies related to street connectivity suggests that a public street would be beneficial in this area. No programmed open space is proposed in the development. The site has a relatively low parks access score and is in a priority area for park development.

## Future Land Use

**Future Land Use designation:** Moderate Density Residential

**The rezoning request is**

☒ **Consistent** with the Future Land Use Map.

☐ **Inconsistent**

The proposed zoning is consistent with the Community Mixed Use designation that is mapped on the majority of the site because it would allow the range of uses that are recommended in that designation. These uses include retail, office, and residential. The zoning request would allow non-residential uses. Consistency with the Office & Residential Mixed Use (ORMU) designation for the north central portion of the site also supports the request, though not as strongly as in the Community Mixed Use area. The rezoning request's prohibition on commercial uses within 100 feet of the Edgewater townhomes ensures that most of the ORMU area will be free of uses that it does not call for, such as retail and vehicle service. However, a portion of the area designated for ORMU is not covered by the 100-foot buffer and could have commercial uses that are discouraged by the designation. The proposal could be more consistent with the Future Land Use Map if it prohibited commercial uses other than office north of Street A. Overall, the request is consistent with the future and Use Map.



## Urban Form

**Urban Form designation:** Parkway Corridor

**The rezoning request is**

☒ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

☐ **Other**

The master plan will require that most of the site's frontage with New Bern Avenue remain undisturbed as tree conservation area with a depth of approximately 50 feet. If trees in this area are not of sufficient quality to serve as tree conservation areas, the proposal also identifies this location as open space. These provisions of the rezoning support the goal of the Parkway frontage on New Bern Avenue, which indicates that a vegetated area should line the street.

## Compatibility

**The proposed rezoning is**

☒ **Compatible** with the property and surrounding area.

☐ **Incompatible.**

The proposal allows land uses and building heights which are generally compatible with the commercial uses to the west and the Neuse River. The limitation on development and prohibition of many intense uses near the river enhances this compatibility. The rezoning requires a landscaped buffer and limits building heights along the site's boundary with the existing Edgewater townhouse development to the north of the site. The request is compatible with the surrounding area.

## Public Benefits of the Proposed Rezoning

- The request reduces the total amount of development allowed on the site, which may reduce future traffic congestion in the local street network.

## Detriments of the Proposed Rezoning

- The proposed zoning would allow less total development on the site, which may lead to less housing stock and fewer opportunities for employment, shopping, or amenities in the future as compared with the existing zoning.
- The proposal may lead to greater demand for public parks in an area that has relatively low park access.



## Policy Guidance

The rezoning request is **consistent** with the following policies:

### **Policy LU 1.2—Future Land Use Map and Zoning Consistency**

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

*The Future Land Use Map designates the rezoning site for Community Mixed Use (CMU) and Office & Residential Mixed Use (ORMU). These designations call for office and residential uses with CMU also deeming retail and other more intense commercial uses to be appropriate. The CMU designation is mapped across most of the site with the ORMU category present north of Street A. The proposed zoning would allow retail, office, and residential development throughout much of the site, which is consistent with the CMU designation. Commercial uses are prohibited within 100 feet of the Edgewater townhomes, which lie immediately north of the ORMU designated portion of the site. This improves the request's consistency with ORMU, though it is not totally consistent because some retail uses may be established in the ORMU designation outside the 100-foot buffer. Generally, the request is consistent with the Future Land Use Map.*

### **Policy LU 5.4—Density Transitions**

Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

### **Policy LU 5.6—Buffering Requirements**

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

*The request includes a prohibition on commercial uses within 100 feet of the Edgewater townhomes to the north. Street A passes just south of this buffer, making commercial uses less likely north of Street A. The master plan also requires a landscaped buffer yard adjacent to the Edgewater townhomes. A maximum height of 50 feet applies within 50 feet of the site's boundary with this neighborhood. Due to these measures, the rezoning proposal provides a transition from commercial uses to residential uses that serves these policies.*



### **Policy LU 8.10—Infill Development**

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

*Development enabled by the proposed master plan would make use of a vacant tract that is currently a gap in a mostly developed area along New Bern Avenue. The requested zoning would also prohibit commercial uses within 100 feet of an existing townhouse development to the north. In addition, the proposal restricts the height of residential uses and requires a landscaped buffer near the Edgewater townhouse community to ensure a gradual transition in scale. The transition in uses and scale between existing development and newly allowed development would be gradual, as recommended by this policy.*

### **Policy EP 2.5—Protection of Water Features**

Lakes, ponds, rivers, streams, and wetlands should be protected and preserved. These water bodies provide valuable stormwater management and ecological, visual, and recreational benefits.

*The master plan provides a tree conservation search area that forms a buffer of roughly 75 feet from the Neuse River on the east side of the site. The master plan also limits the total amount of development in the subdistrict nearest to the rivers. These provisions help to reduce stormwater pollutant impacts on the Neuse River from new development.*

### **Policy UD 1.10—Frontage**

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

*The Parkway designation is mapped on New Bern Avenue in the location of the rezoning site. The Parkway designation recommends the Parkway zoning frontage, which requires a vegetated buffer with average width of 50 feet along the roadway. The requested zoning includes tree conservation search areas along most of the length of New Bern Avenue in the area where the Parkway frontage would require vegetation. Tree conservation areas were recorded in this location as part of the subdivision of this tract following the original approval of the Rogers Farm PD.*

The rezoning request is **inconsistent** with the following policies:

### **Policy LU 4.5—Connectivity**

New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.



*The rezoning request includes an exemption from all cross-access requirements. Development of the site under the proposed zoning could prevent direct access between the site and adjacent developed parcels along New Bern Avenue. The inconsistency with this policy is mitigated by the proposed street network on the east side of site.*

#### **Policy LU 7.1—Encouraging Nodal Development**

Discourage auto-oriented commercial “strip” development and instead encourage pedestrian-oriented “nodes” of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them.

*The proposed master plan would allow apartment buildings as tall as 4 stories and 62 feet adjacent to the Edgewater townhomes. Because the rezoning site and the Edgewater townhomes site are both in PD zoning districts, Neighborhood Transition requirements would not require additional height controls or setbacks for new development abutting the townhomes. The request would be more consistent with these policies if it limited height and/or required greater setbacks near the Edgewater neighborhood.*

#### **Policy LU 6.1—Composition of Mixed Use Centers**

Mixed-use centers should be comprised of well-mixed and integrated developments that avoid segregated uses and have well planned public spaces that bring people together and provide opportunities for active living and interaction.

#### **Policy UD 2.7—Public Open Space**

Usable and well-appointed urban public open space should be provided within mixed-use centers to serve as focal points and community gathering spots.

*Two open spaces of at least 2,500 square feet each are required by the master plan to be integrated with the development. They would both be along Sunrise Valley Place and are required to have some form of activation. The overall open space requirement of 10% of the master plan area is generally met by tree conservation areas around the perimeter of the development. The tree conservation areas, which make up the bulk of open space in the master plan, are not integrated with active uses and would be required to be undisturbed. These provisions reduce inconsistency with these policies but are insufficient to make the request consistent with them. The rezoning would be more consistent with these policies if active and usable open space areas required within the developed portions of the site were larger in aggregate and more distributed throughout the site.*

#### **Policy UD 2.5—Greenway Access**

Safe and clearly marked access points to the City’s greenway system should be provided in new and existing mixed-use centers where feasible.

*An existing segment of the Neuse River greenway trail runs through the eastern edge of the site. The master plan states that the developer will attempt to make a*



*pedestrian connection between the development and the greenway trail but is not required to make the connection. Adding a requirement for this connection would make the proposal more consistent with this policy.*

### Area Plan Policy Guidance

There is no area plan guidance for the rezoning site.



# HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

## Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	24	The Transit Score of the site is worse than average due to the lack of transit service.
Walk Score	30	52	The Walk Score is higher than the citywide average due to the presence of two grocery stores near the center of the site, one of which anchors a large shopping center with a range of other outlets.

*Source: Walk Score is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon.*

**Summary:** The rezoning site is within a walkable distance of a number of shopping and personal service destinations. Sidewalks are present for three of the quadrants of the intersection of New Bern Avenue and N. Rogers Lane. However, New Bern Avenue is a highway in this area and therefore presents some challenges to walkability. There is no transit service within walking distance of the site.

## Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes
Larger Apartment	34.0	Yes

*Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.*

**Summary:** The request would allow all residential building types. The existing zoning also allows all residential building types. The proposal does not change the types of residential units that can be developed on the site.



## Housing Supply and Affordability

Does it add/subtract from the housing supply?	Subtracts	The proposed zoning would reduce the total number of dwelling units that could potentially be permitted on the site by as many as 250 units.
Does it include any subsidized units?	Yes	No subsidized units are required to be established under the proposed zoning.
Does it permit a variety of housing types?	Yes	All residential building types are allowed in the requested zoning district.
Does it permit smaller lots than the average?	Yes	The master plan does not provide a substitute lot size for residential development. Lot sizes would be set by the default zoning district of CX. The minimum residential lot size in CX is smaller than the Citywide average lot size.
Is it within walking distance of transit?	No	The Knightdale Express route (KRX) of GoTriangle passes the site but does not have a stop within walking distance. The nearest transit stop is at the New Hope Commons and Wilders Grove shopping centers, roughly ¾ of a mile to the west on New Bern Avenue from the western edge of the site.

**Summary:** The request would reduce the amount of housing that could potentially be built on the site by around 40%. The site is not served by transit.



# IMPACT ANALYSIS

## Arts and Culture

1. The entrances to the development may provide some opportunities for public art such as sculptures, artistic lighting, or artistic signage.
2. The 3D rendering shows two possible common areas (in front of the main building at Sun Valley Place) and also in the back near the pond. Artwork could be incorporated into those common areas: art integration in artistic shade elements, seating, lighting, custom pavers or custom design using pavers, etc.

**Impact Identified:** Opportunities exist within the development for public art.

## Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually listed properties or Raleigh Historic Landmarks.

**Impact Identified:** None.

## Parks and Recreation

1. This site contains the Neuse River greenway trail and corridor.
2. Nearest existing park access is provided by Milburnie Park (0.5 miles) and Anderson Point Park (1.8 miles).
3. Nearest existing greenway trail access is provided by Neuse River Greenway Trail on the site. However, there is no existing pedestrian connection to the Neuse River Trail in the immediate vicinity. The Neuse River Trail is not accessible via the public right of way on New Bern Avenue. The nearest greenway trailhead access point is located at Milburnie Park, approximately 0.75 miles from the intersection of New Bern Ave and N Rogers Ln. There is currently no sidewalk along Raleigh Beach Rd leading to this access point, making greenway trail access difficult for pedestrians and bicyclists in this area.
4. Section 5 of the PD Narrative states: "The Master Plan intends to – if commercially reasonable - create an additional pedestrian connection to the nearby Neuse River Trail from the Project, with the exact location to be determined at site plan and subject to government approval; any future connection would be privately managed and maintained." Additional conditions or a more concrete indication of how "commercially reasonable" is to be determined would provide greater clarity as to whether it is reasonable to expect this connection to be constructed in the future. Note that it is not currently possible to reach the Neuse River Trail via New Bern Avenue. Residents of this development would have no direct access to the Neuse River Trail without the construction of a dedicated trail connection as part of this development.



- Additional amenities that would improve public access to natural resources and outdoor recreation were proposed at earlier stages of the rezoning process, including the provision of a publicly accessible canoe/kayak launch and the provision of public parking near a greenway trail access point. It is unclear from the master plan narrative whether these enhancements are still being considered.

**Impact Identified:** The request would encourage development near a greenway trail and natural features but may lack opportunities for users of the development to access recreation experiences.

## Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	341,006	176,000
Waste Water	0	341,006	176,000

### **Impact Identified:**

- The proposed rezoning would add approximately 176,000 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
- At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
- Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developed

## Stormwater

Floodplain	FEMA
Drainage Basin	Neuse and Crabtree
Stormwater Management	Subject to stormwater regulations under Article 9 of UDO.
Overlay District	none

**Impact Identified:** Neuse Buffers



## Transportation

### **Site Location and Context**

#### *Location*

The Z-24-19 site is located in east Raleigh at the intersection of Rogers Lane and New Bern Avenue.

#### *Area Plans*

The Z-24-19 site not located within or adjacent to an area plan.

### **Other Projects in the Area**

There are no City of Raleigh street improvement projects programmed nearby. The North Carolina Department of Transportation (NCDOT) is in early stages of development of the Eastern Wake Expressway to connect I-540 to I-40 and US-70 near the Wake/Johnston County Line.

### **Existing and Planned Infrastructure**

#### *Streets*

The site is located on both sides of North Rogers Lane; this section of North Rogers Lane is designated as a 4-lane divided avenue on map T-1 of the comprehensive plan; it is maintained by NCDOT. It is on the north side of New Bern Avenue, which is designated as a 6-lane divided avenue and maintained by NCDOT. A proposed main street, parallel parking is also included on map T-1 of the comprehensive plan. This proposed street would connect New Bern Avenue to Rogers Lane in the northeast quadrant of the intersection. Map T-1 was recently modified by CP-8-18.

In accordance with UDO section 8.3.2, the maximum block perimeter for Planned Development Zoning districts is 4,000 feet. The base district of CX has maximum block perimeter standards of 2 3,000 feet for heights under 5 stories. The master plan has four blocks for which a perimeter can be calculated:

- Subdistrict A: A block approximately 6,250 ft. in perimeter; this block is bounded by Raleigh Beach Road, New Bern Avenue, and Rogers Lane; it includes land outside of the master plan.
- Subdistrict B-northwest: A block approximately 3,000 ft. in perimeter; this block is bounded by Rogers Lane, Sunrise Valley Place, and Street A.
- Subdistrict B-southwest: A block approximately 2,500 ft. in perimeter; this block is bounded by New Bern Avenue, Rogers Lane, Sunrise Valley Place, and Street A.
- Subdistrict B-southeast: A block approximately 3,500 ft. in perimeter; this block is bounded by New Bern Avenue, Sunrise Valley Place, Street A and Street B.

Areas of Subdistricts B and C that abut the Edgewater Townhome Development and the Neuse River are a part of a very large block bisected by the Neuse River and stretching north to Buffalo Road.

The block perimeter of Subdistricts B and C are consistent with the comprehensive plan. **The design of Subdistrict A is inconsistent with the Comprehensive Plan, including Policies T2.3, T2.5, T2.6, T5.4, T5.9, and T5.13.** Creation of a local street aligning with



Sunrise Valley Place at Rogers Lane and Reservoir Road at Raleigh Beach Road would create blocks approximately 2,750 and 4,850 feet in perimeter. This network structure would allow for safe and direct bicycle and pedestrian travel and help to distribute traffic away from intersections mostly likely to experience peak hour traffic congestion. Relying on private driveways, parking lots, and private sidewalk connections within Subdistrict A is likely to result in an urban form similar to nearby shopping centers built during the 1980s, 1990s, and early 2000s, when Raleigh did not have block perimeter standards.

The master plan proposes abandoning existing public rights-of-way. Abandonment of public rights-of-way is the decision of Raleigh City Council after public hearing. This master plan appears to meet the conditions in Policy T2.7 of the Comprehensive Plan for right-of-way abandonments within Subdistricts B and C.

The master plan proposes three public streets in Subdistricts B and C:

- Street A: This street is an Industrial or Commercial street, (UDO section 8.4.7.A). This street is similar to a Main Street, parallel parking (UDO Section 8.4.5.D), except with a narrower right-of-way, and a narrower streetscape. The street is designated in map T-1 as a Main Street, parallel parking. UDO Section 4.7.2.E allows this modification.
- Street B: This street is a neighborhood street (UDO section 8.4.4.C).
- Sunrise Valley Place: The extension of this street is proposed as a neighborhood street (UDO section 8.4.4.C).

#### *Pedestrian Facilities*

Sidewalks are incomplete along the subject site. The master plan includes new sidewalks on all public streets, existing and proposed.

#### *Bicycle Facilities*

There are no existing bicycle facilities surrounding the Z-24-19 site. Map T-3 in the comprehensive plan designates the avenues in the area of the site for bicycle lanes. The Master Plan does not propose providing any bicycle facility except for bicycle lanes along the Rogers Lane frontage. **This is inconsistent with Comprehensive Plan policy T5.4.** To be consistent with policy T5.4, the master plan should provide bicycle facilities that link portions of the PD together. It is approximately two-thirds of a mile from the northwestern to southeastern ends of the PD. This is a distance that can be more appropriate on bicycle than either automobile or on foot.

The Neuse River Greenway Trail is on an easement on the subject site. There are no provisions in the master plan to connect the Neuse River Trail to the development. **This is inconsistent with Comprehensive Plan policies T5.4 and T5.7.** To be consistent with these policies, a connection consistent with a pedestrian passage (UDO Section 8.4.8.B) or a greenway trail should be provided between the Neuse River Trail and the internal site network.

#### *Transit*

GoRaleigh Route 33 stops every 60 min on New Bern Avenue. New Bern Bus Rapid Transit service is planned to terminate less than one mile from the master plan.



## Access

The master plan shows seven access points. The three access points to Subdistrict A are not public streets. The master plan modifies UDO standards for driveway spacing to allow the access point closest to New Bern Avenue. **This modification is inconsistent with Comprehensive Plan policy T2.8.** If this point of access is converted to a public street that aligns with Sunrise Valley Place, this modification is unnecessary. The four access points to Subdistricts B and C are new public streets or extensions of existing public streets.

The master plan includes a standards modification that exempts the entire site from cross access requirements. **This modification is inconsistent with Comprehensive Plan policies T2.8 and T2.9.**

## **Traffic Impact Analysis**

Case Z-24-19 is a Planned Development and therefore requires a Traffic Impact Analysis (TIA). The TIA showed that in order to meet the infrastructure sufficiency requirements of UDO Article 8.2 (infrastructure sufficiency), that dual left turn lanes are required from southbound North Rogers Lane onto eastbound New Bern Avenue. Refer to the TIA review memo for more details.

**Impact Identified:** Development of the site will lead to new vehicle trips on surrounding roads. A TIA has been conducted to identify necessary traffic mitigation strategies. Improvements to the intersection of New Bern Avenue and N. Rogers Lane described in the TIA are proposed by the master plan to coincide with any permitted development on the site.

## Urban Forestry

Tree conservation areas have been previously recorded in Wake County Registry Book of Maps 2010 Page 590-594 and are not proposed to be modified.

**Impact Identified:** None.

## Impacts Summary

The rezoning request would reduce the total amount of development allowed on the site. Impacts of the proposed district on transportation networks and parks level of service will be smaller than those that could be created by the existing zoning. Development will lead to greater demand for park services in comparison with the existing level of development.

## Mitigation of Impacts

The applicant may wish to require recreational amenities within the development due to the potential introduction of new users in an area with relatively low parks level of service.



## CONCLUSION

The rezoning request is for a 56-acre tract on the north side of New Bern Avenue with parts of the site located on the east and west sides of N. Rogers Lane. The existing zoning is the Rogers Farm PD, which allows distinct residential and commercial areas. The proposed district is the Edgewater Commons PD. The proposed PD master plan would allow a mix of residential and commercial uses throughout the site with commercial uses concentrated on the western end.

The total development allowed by the Edgewater Commons PD is 15-20% less than the development allowed by the Rogers Farm PD. The maximum height is similar between the existing and requested zoning, with the proposed maximum height of four stories and 62 feet. Additional height of up to five stories and 75 feet is requested near the intersection of Sunrise Valley Place and N. Rogers Lane. The site is adjoined by the Neuse River on the east, heavy commercial uses on the west, and a townhouse neighborhood to the north.

The request is consistent with the Future Land Use Map, which designates most of the site for Community Mixed Use and a small north central portion for Office & Residential Mixed Use. The PD master plan prohibits commercial uses in much of the ORMU area by establishing a 100-foot buffer with the townhomes where commercial uses are not allowed. Comprehensive Plan policies related to mixed use development and compatibility of uses support the rezoning. The proposal is inconsistent with some Comprehensive Plan policies calling for quality site design, programmed open space, and multi-modal transportation options in mixed use development. The requested rezoning is consistent with the Comprehensive Plan.



## CASE TIMELINE

Date	Action	Notes
8/14/2019	Application submitted	
9/12/2019	Presented to the Northeast CAC	
11/20/2019	Second application submittal	
2/13/2020	Northeast CAC voted to recommend approval of the request	
5/19/2020	Third application submittal	
6/23/2020	Fourth application submittal	
7/22/20	Fifth application submittal	
8/5/2020	Application complete	
9/8/2020	Placed on Planning Commission consent agenda to meet timing requirements. Recommended for referral to Committee of the Whole per Planning Commission bylaws.	
9/24/2020	Discussed at Planning Commission Committee of the Whole	



# APPENDIX

## SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	Rogers Farm PD	Rogers Farm PD, R-4	Rogers Farm PD	Rogers Farm PD, NX-3-CU, RX-3-CU	IX-3, IX-3-PK, CX-3-PK
Additional Overlay	None	None	None	None	None
Future Land Use	Community Mixed Use, Office & Residential Mixed Use	Low Density Residential	Community Mixed Use, Moderate Density Residential, Public Parks & Open Space	Public Parks & Open Space	Community Mixed Use
Current Land Use	Undeveloped	Moderate and Low Density Residential	Retail, Moderate Density Residential, Open Space	Open Space	Light Industrial, Retail
Urban Form	Parkway Corridor	None	Parkway Corridor	Parkway Corridor	Parkway Corridor

## CURRENT VS. PROPOSED ZONING SUMMARY

EXISTING ZONING		PROPOSED ZONING
Zoning	Rogers Farm PD	Edgewater Commons PD
Total Acreage	55.99	55.99
Setbacks:		
Front	10'	5'
Side	0' or 12'	0' or 6'
Rear	15'	0' or 6'
Residential Density:	16.9	12.5
Max. # of Residential Units	948	700
Max. Gross Building SF	3,143,000	1,250,000
Max. Gross Office SF	931,000	200,000
Max. Gross Retail SF	253,000	200,000
Max. Gross Industrial SF	2,584,000	200,000
Potential F.A.R	1.29	0.51

\*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.





TO: Bynum Walter, AICP, Comprehensive Planning Supervisor

FROM: Eric J. Lamb, PE, Transportation Planning Manager *EJL*

DEPARTMENT: Transportation

DATE: January 28, 2020

SUBJECT: TIA Review for Z-24-19, Edgewater Commons Development

I have reviewed the updated Traffic Impact Analysis (TIA) prepared by Ramey Kemp & Associates (RKA) for the proposed rezoning case Z-24-19, referred to in the TIA as Edgewater Commons. The following memorandum summarizes the most relevant information pertaining to the study as well as City Staff's review of the analysis and recommendations.

### Development Details

*Site Location:* East Raleigh, north of New Bern Avenue at the intersection with N. Rogers Lane

*Address:* Multiple

*Property Pin:* 1734348949, 1734442585, 1734444466, 1737445013, 1734446512, 1734444978, 1734457082, 1734531715, 1734545103, 1734641204

*Current Zoning:* Planned Development (PD)

*Proposed Zoning:* Planned Development (PD)

*Existing Land Use:* Vacant

*Allowable Land Use:* 810 Multifamily Units and 253,230 SF of Retail

*Proposed Land Use:* 700 Apartments/Townhomes and 200,000 SF of Retail

*Build-out Year:* 2023

### Study Area & Analysis Scenarios

The following existing intersections were studied as part of this update TIA analysis:

1. New Bern Ave at N. Rogers Ln (Signalized)
2. N. Rogers Ln / Southall Dr at Raleigh Beach Rd (Unsignalized)
3. New Bern Ave at Raleigh Beach Rd (Unsignalized)
4. N. Rogers Ln at Sunrise Valley / Old US HWY 64 (Unsignalized)
5. N. Rogers Ln at Big Bass Dr (Unsignalized)
6. Raleigh Beach Rd at Reservoir Rd (Unsignalized)

Municipal Building  
222 West Hargett Street  
Raleigh, North Carolina 27601

One Exchange Plaza  
1 Exchange Plaza, Suite 1020  
Raleigh, North Carolina 27601

City of Raleigh  
Post Office Box 590 • Raleigh  
North Carolina 27602-0590  
(Mailing Address)



## Trip Generation

Ramey Kemp made the following assumptions as agreed to by City Staff:

- 10<sup>th</sup> Edition ITE Trip Generation Manual – Land Use Codes as listed above
- 1% growth rate for background traffic

Table 1: Current Zoning Maximum Trip Generation

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM			PM		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low Rise)	220	810 Units	6,080	80	268	348	239	141	380
Shopping Center	820	253,230 SF	11,310	172	106	278	519	562	1,081
Total Site Trips:			17,390	252	374	626	758	703	1,461
Pass-By Trips (Shopping Center):			--	--	--	--	177	191	368
Total Site Trips:			--	252	374	626	581	512	1,093

Table 2: Maximum Proposed Zoning Trip Generation

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM			PM		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low Rise)	220	700 Units	5,250	70	233	303	210	124	334
Drive-In Bank	912	3,500 SF	9,630	156	96	252	436	472	908
Total Site Trips:			14,880	226	329	555	646	596	1,242
Pass-By Trips (Shopping Center):			--	--	--	--	148	160	308
Total Site Trips:			--	226	329	555	498	436	934
Maximum Proposed Compared to Maximum Current Zoning:			-2,510	-26	-45	-71	-83	-76	-159

The difference in trip generation numbers between the current maximum zoning and the proposed maximum zoning indicates that the proposed maximum zoning is less intense with respect to net new trips. Therefore, these values would not require a TIA if the development was not requesting a rezoning to Planned Development.

## Site Traffic Distribution

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers, and engineering judgement. Further, due to the nature of this development, the site distribution is subdivided into a residential distribution and a retail distribution.



### Residential Distribution

- 40% to/from the east via New Bern Avenue
- 50% to/from the west via New Bern Avenue
- 10% to/from the south via N. Rogers Lane

### Retail Distribution

- 35% to/from the east via New Bern Avenue
- 50% to/from the west via New Bern Avenue
- 15% to/from the south via N. Rogers Lane

This analysis assumes that the development component west of N. Rogers Lane includes only a residential use and that the development components east of N. Rogers Lane includes residential and retail uses. As the site plan confirms the locations of the specific land uses, it will be necessary that the analysis is updated accordingly.

### Results and Impacts

Table 3: Level of Service Results

Intersection	Approach	Existing (2019)		Background (2023)		Buildout Max Current Zoning (2023)		Buildout Max Proposed Zoning (2023)		Build Max Proposed Zoning w/ Improvements (2023)	
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
New Bern Ave at N. Rogers Ln	Overall	C	E	D	E	D	F	D	F	D	E
	EB	C	D	C	E	D	F	D	F	D	E
	WB	C	D	C	D	D	E	D	E	D	E
	NB	E	F	E	F	F	F	E	F	E	F
	SB	E	E	E	F	E	F	E	F	E	E
N. Rogers Ln / Southall Dr at Raleigh Beach Rd	EB	A	A	A	B	A	B	A	B		
	WB	B	B	B	B	B	B	B	B		
	NB	A	A	A	A	A	A	A	A		
	SB	A	A	A	A	A	A	A	A		
New Bern Ave at Raleigh Beach Rd	EB	-	-	-	-	-	-	-	-		
	WB	-	-	-	-	-	-	-	-		
	SB	E	B	F	C	F	C	F	C		
N. Rogers Ln at Sunrise Valley Pl / Site Drive 5	EB	B	B	B	B	B	D	B	C	B	B
	WB	A	B	B	B	C	F	C	F	A	A
	NB	A	A	A	A	A	A	A	A	A	A
	SB	A	A	A	A	A	A	A	A	A	A
N. Rogers Ln at Big Bass Dr	WB	A	B	B	B	B	B	B	B		
	NB	-	-	-	-	-	-	-	-		
	SB	A	A	A	A	A	A	A	A		
Raleigh Beach Rd at Reservoir Rd / Site Drive 6	EB	A	A	A	A	A	A	A	A		
	WB	-	-	-	-	A	A	A	A		
	NB	-	-	-	-	A	A	A	A		
New Bern Av at Site Drive 1	SB	A	A	A	A	A	A	A	A		
	EB					-	-	-	-		
	WB					-	-	-	-		
New Bern Av at Site Drive 2	SB					C	C	C	C		
	EB					-	-	-	-		
	WB					-	-	-	-		
N. Rogers Ln at Site Drive 3 / Site Drive 4	SB					D	C	D	C		
	EB					B	B	B	B		
	WB					B	B	B	B		
	NB					A	A	A	A		
	SB					A	A	A	A		



The results listed in Table 3 generate the following comments from staff and recommendations from the analysis.

*New Bern Avenue at N. Rogers Lane* – This intersection is projected to have a LOS F in the PM peak for both Buildout scenarios (Maximum Current Zoning and Maximum Proposed Zoning). The analysis recommends providing dual left turn lanes for both the eastbound approach on New Bern Avenue and the southbound approach on N. Rogers Lane. These improvements will likely require intersection modifications to appropriately allow for their installation. Further, signal timing modifications will be required and have preliminarily been approved by the City of Raleigh's Traffic Control Center. With these improvements in place, the projected overall level of service improves from LOS F (186 seconds) to LOS E (72 seconds).

*N. Rogers Lane at Sunrise Valley Place / Site Drive 5* – In both Buildout scenarios (Maximum Current Zoning and Maximum Proposed Zoning), the full-access westbound approach is projected to experience a LOS F. Due to this projection and the proximity to the signalized intersection of New Bern Avenue at N. Rogers Lane, the analysis recommends that the full-access westbound approach be converted to a Right In / Right Out with a left-over on southbound Rogers Lane. Consequently, the study re-routed the westbound through and left turning traffic to Site Drives 3 and 4. This is projected to improve the westbound approach from a LOS F to a LOS A.

### Multi Modal Analysis

RKA performed Multi Modal analysis using ArtPlan 2012. Table 4 summarizes the Existing (2019), Background (2023), Buildout Current Maximum Zoning (2023) and Buildout Proposed Maximum Zoning (2023) Multimodal Level of Service (MMLOS) results for the two listed segments of roadway.

Table 4: Multimodal Level of Service

Segment	Existing (2019) LOS			Background (2023) LOS			Buildout Current Maximum Zoning (2023) LOS			Buildout Proposed Maximum Zoning (2023) LOS		
	Bike	Ped	Bus	Bike	Ped	Bus	Bike	Ped	Bus	Bike	Ped	Bus
New Bern Avenue between Rogers Lane and Raleigh Beach Road	E	D	F	E	D	F	E	D	F	E	D	F
Rogers Lane between New Bern Ave and Raleigh Beach Road	D	C	F	D	C	F	D	C	F	D	C	F

Based on the analysis performed by RKA, Bicycle, Pedestrian, and Bus LOS are not anticipated to degrade as a direct result of the development. The Bus LOS F is due to the absence of stops in the area. GoRaleigh Route 33 travels on New Bern Avenue but does not have a stop in the area. The Infrastructure requirements at the time of the site plan submittal may improve these projected levels of service.



## Crash Analysis

RKA has provided analysis of the crash data for the study area for the five-year period from October 1, 2014 to September 30, 2019.

Table 5: Crash Summary for Intersections

Intersection	Total Crashes	Severity Index	Type of Crashes			Total Number of Injuries
			Fatal and Class A	Class B and Class C	Property Damage Only	
New Bern Ave at Rogers Ln	97	3.86	2	17	78	36
New Bern Ave at Raleigh Beach Rd	5	2.48	0	1	4	1
Rogers Ln at Old US Hwy 64 / Sunrise Valley Pl	3	5.93	0	2	1	3
Rogers Ln at Big Bass Dr	1	1.00	0	0	1	0
Raleigh Beach Rd at Reservoir Rd	1	1.00	0	0	1	0
Raleigh Beach Rd at Rogers Ln / Southall Dr	2	4.70	0	1	1	2
<b>Total</b>	<b>109</b>	<b>3.82</b>	<b>2</b>	<b>21</b>	<b>86</b>	<b>42</b>

None of the study intersections has a Severity Index above 8.4 (the City of Raleigh's threshold for a high crash location) or a fatal crash. There were 2 Class A reported crashes out of the 109 reported total crashes.

## Study Recommendations

Based on the findings of RKA's study, the following improvements are recommended under the assumption of a maximum buildout for the proposed zoning. The installation of mitigation improvements is projected to provide acceptable levels of service for the intersections located in the study area.

### New Bern Avenue and N. Rogers Lane

- Construct a second eastbound left-turn lane on New Bern Avenue with 400' of full width storage plus appropriate deceleration and taper. Additionally, extend the existing eastbound left-turn lane to 400'.
- Restripe the southbound approach N. Rogers lane to provide dual left-turn lanes with full storage to the intersection of N. Rogers Lane and Sunrise Valley Place / Site Drive 5.
- Extend the storage for the existing southbound right-turn lane and through lane to the intersection of N. Rogers Lane and Sunrise Valley Place / Site Drive 5.
- Modify the existing signal timing plans and splits as needed.

### N. Rogers Lane and Sunrise Valley Place / Site Drive 5

- Construct the eastbound approach of Site Drive 5 with one ingress and one egress lane.
- Convert the intersection to a left-over, restricting minor street egress to right-out movements.
- Construct a northbound left-turn lane on N. Rogers Lane with 100' of full width storage plus appropriate deceleration and taper.
- Construct a southbound shared through/right-turn lane with 100' of full width storage plus appropriate deceleration and taper.



New Bern Avenue at Site Drive 1

- Construct Site Drive 1 as a Right-In / Right-Out with one ingress and one egress lane.
- Construct a westbound right-turn lane with 75' of full width storage plus appropriate deceleration and taper on New Bern Avenue.

New Bern Avenue at Site Drive 2

- Construct Site Drive 2 as a Right-In / Right-Out with one ingress and one egress lane.
- Construct a westbound right-turn lane with 100' of full width storage plus appropriate deceleration and taper on New Bern Avenue.

N. Rogers Lane at Site Drive 3 / Site Drive 4

- Construct Site Drive 3 and 4 as a full movement intersection with N. Rogers Lane with one ingress and one egress lane on each site drive.
- Restripe the existing Two-Way-Left-Turn-Lane to provide 100' of full width storage for both the northbound and southbound left-turn movements.

Raleigh Beach Road at Reservoir Road / Site Drive 6

- Construct Site Drive 6 with one ingress and one egress lane.

**Conclusion**

City Staff agrees with the analysis performed and makes no further recommendation. An updated analysis may be required at the time of site plan submittal as conditions or study assumptions change.

EJL / bc



# Rezoning Application



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST								
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan				<b>OFFICE USE ONLY</b>  Transaction #  Rezoning Case #				
Existing Zoning Base District	PD	Height	Frontage		Overlay(s) _____			
Proposed Zoning Base District	PD	Height	Frontage		Overlay(s) _____			
Click <a href="#">here</a> to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.								
If the property has been previously rezoned, provide the rezoning case number: <b>Z-45-1996</b>								
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:								
<table border="1" style="width:100%"> <tr> <td style="width:25%">575435</td> <td style="width:25%"> </td> <td style="width:25%"> </td> <td style="width:25%"> </td> </tr> </table>					575435			
575435								

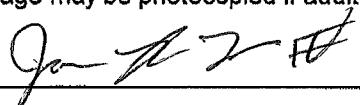
GENERAL INFORMATION		
Date	8/2/19	Date Amended (1) _____ Date Amended (2) _____
Property Address <b>See attached</b>		
Property PIN	<b>See attached</b>	Deed Reference (book/page) <b>See attached</b>
Nearest Intersection <b>New Bern Avenue and N Rogers Lane</b>		
Property Size (acres)	<b>55.99</b>	(For PD Applications Only) Total Units <b>600</b> Total Square Feet <b>200,000</b>
Property Owner/Address		Phone _____ Fax _____
Rogers Realty & Insurance Company 7008 Buckhead Drive Raleigh, NC 27615		Email _____
Project Contact Person/Address		Phone <b>919.645.4313</b> Fax _____
Worth Mills, Longleaf Law Partners 2235 Gateway Access Point, Suite 201 Raleigh, NC 27607		Email <b>wmills@longleaflp.com</b>
Owner/Agent Signature <i>Jimmy Rogers IV</i> <i>President</i> <i>Rogers Realty and Insurance Co.</i>		Email <b>jimmy.rogers@gmail.com</b>

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY Transaction # Rezoning Case #
Date Submitted		
Existing Zoning PD	Proposed Zoning PD	
Narrative of Zoning Conditions Offered		
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

X Owner/Agent Signature  Print Name James R Rogers II  
President  
Rogers Realty and  
Insurance Company



REZONING APPLICATION ADDENDUM #1	
<p align="center"><b>Comprehensive Plan Analysis</b></p>	<p align="center"><b>OFFICE USE ONLY</b></p>
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	<p align="center">Transaction #</p> <p align="center">Rezoning Case #</p>
<p align="center"><b>STATEMENT OF CONSISTENCY</b></p>	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
<p>1. The Future Land Use Map (FLUM) designates most of the Property as Moderate Density Residential, which calls for density between 6 and 14 units per acre comprised of single-family, townhouse and multifamily dwellings. A small portion of the Property along the Neuse River is designated Public Parks &amp; Open Space to demarcate the Neuse River Trail. This FLUM designation encourages open space for recreational or resource conservation uses, which includes community parks and greenways. (cont.)</p>	
<p>2. (cont.) The base district for the proposed Master Plan is Community Mixed Use (CX), with overall residential development capped at 600 units (approximately 10.7 units per acre). Both the current master plan applicable to the Property (Z-45-96/MP-1-96) and the proposed Master Plan permit office and retail land uses, which are inconsistent with the Moderate Density Residential category. For this reason, the Applicant has filed a Comprehensive Plan Amendment proposing to reclassify the Property as Community Mixed Use on the FLUM.</p>	
<p>3. The property fronts along New Bern Avenue, which is designated as a Parkway Corridor on the Raleigh Urban Form Map. The Comprehensive Plan calls for a heavily landscaped/suburban approach to street frontage. The proposed Planned Development incorporates tree conservation area along New Bern Avenue, along the Neuse River buffer, and along Raleigh Beach Road. Thus, the proposed Planned Development is consistent with the Urban Form Map.</p>	
<p>4. The proposed Planned Development is consistent with the following Comprehensive Plan policies: LU 1.3 "Conditional Use District Consistency"; LU 2.4 "Large Site Development"; LU 5.1 "Reinforcing the Urban Pattern"; LU 5.2 "Managing Commercial Development Impacts"; LU 7.4 "Scale and Design of New Commercial Uses"; LU 7.6 "Pedestrian-Friendly Development"; LU 8.1 "Housing Variety"; LU 8.9 "Open Space in New Development"; LU 8.10 "Infill Development"; LU 8.11 "Development of Vacant Sites"; LU 8.12 "Infill Compatibility".</p>	
<p align="center"><b>PUBLIC BENEFITS</b></p>	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
<p>1. The proposed Planned Development would increase the housing variety along New Bern Avenue and within the larger residential neighborhood to the north.</p>	
<p>2. The proposed Planned Development could bring outdoor recreational uses along the Neuse River and existing greenway, thereby encouraging more residents to utilize the greenway.</p>	
<p>3. The Planned Development's tree conservation areas would create buffers for the adjacent residential development and the Neuse River, thereby limiting the effects of infill development.</p>	
<p>4.</p>	



**REZONING APPLICATION ADDENDUM #2****Impact on Historic Resources****OFFICE USE ONLY**

Transaction #

Rezoning Case #

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

**INVENTORY OF HISTORIC RESOURCES**

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no known historic resources located on the property.

**PROPOSED MITIGATION**

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

Not applicable.



## URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
  - b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"
- as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation: N/A

Click [here](#) to view the Urban Form Map.

1.	<p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p><b>Response:</b></p>
2.	<p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p><b>Response:</b></p>
3.	<p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p><b>Response:</b></p>
4.	<p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p><b>Response:</b></p>
5.	<p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p><b>Response:</b></p>



6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p><b>Response:</b></p>
7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p><b>Response:</b></p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p><b>Response:</b></p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p><b>Response:</b></p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p><b>Response:</b></p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p><b>Response:</b></p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p><b>Response:</b></p>



13.	<i>New public spaces should provide seating opportunities.</i> <b>Response:</b>
14.	<i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> <b>Response:</b>
15.	<i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i> <b>Response:</b>
16.	<i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i> <b>Response:</b>
17.	<i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i> <b>Response:</b>
18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> <b>Response:</b>
19.	<i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i> <b>Response:</b>



20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p><b>Response:</b></p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p><b>Response:</b></p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p><b>Response:</b></p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p><b>Response:</b></p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p><b>Response:</b></p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p><b>Response:</b></p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p><b>Response:</b></p>



REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Rezoning application review fee (see <b>Fee Schedule</b> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Two sets of stamped envelopes addressed to all property owners within 500 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. Completed and signed zoning conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. For applications filed by a third party, proof of actual notice to the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Master Plan (for properties requesting Planned Development or Campus District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			



MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Total number of units and square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			



**ATTACHMENT TO  
REZONING APPLICATION**

Properties

1. 5000 Raleigh Beach Road
  - a. PIN: 1734-34-8949
  - b. Deed Book / Page: 2563 / 739
2. 2901 Sunrise Valley Place
  - a. PIN: 1734-44-2585
  - b. Deed Book / Page: 2563 / 739
3. 2905 Sunrise Valley Place
  - a. PIN: 1734-44-4466
  - b. Deed Book / Page: 2563 / 739
4. 2908 Sunrise Valley Place
  - a. PIN: 1734-44-5013
  - b. Deed Book / Page: 2563 / 739
5. 2909 Sunrise Valley Place
  - a. PIN: 1734-44-6512
  - b. Deed Book / Page: 2563 / 739
6. 1135 N Rogers Lane
  - a. PIN: 1734-44-4978
  - b. Deed Book / Page: 2563 / 739
7. 1900 Southall Road
  - a. PIN: 1734-45-7082
  - b. Deed Book / Page: 2563 / 739
8. 1800 Southall Road
  - a. PIN: 1734-53-1715
  - b. Deed Book / Page: 2563 / 739
9. 1840 Southall Road
  - a. PIN: 1734-54-5103
  - b. Deed Book / Page: 2563 / 739
10. 5655 New Bern Avenue
  - a. PIN: 1734-64-1204
  - b. Deed Book / Page: 2563 / 739



REZONING OF PROPERTY CONSISTING OF +/- 55.99 ACRES  
LOCATED NORTH OF NEW BERN AVENUE, SOUTH OF RALEIGH BEACH ROAD,  
IN THE CITY OF RALEIGH

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS ON  
FEBRUARY 7, 2019

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Thursday, February 7, 2019 at 6:30 p.m. The property considered for this potential rezoning totals approximately 55.99 acres, and is located north of New Bern Avenue, south of Raleigh Beach Road, in the City of Raleigh, having Wake County Parcel Identification Numbers 1734-34-8949, 1734-44-2585, 1734-44-4466, 1734-44-5013, 1734-44-6512, 1734-44-4978, 1734-45-7082, 1734-53-1715, 1734-54-5103 and 1734-64-1204. This meeting was held in the small meeting room at Worthdale Community Center, located at 1001 Cooper Road, Raleigh, NC 27610. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

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## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



Michael Birch  
Email: [mbirch@longleafnc.com](mailto:mbirch@longleafnc.com)  
Direct: (919) 645-4317

2215 Gateway Avenue, Suite 201  
Raleigh, NC 27607  
Tel: (919) 645-4317  
Fax: (919) 645-4317  
[longleafnc.com](http://longleafnc.com)

To: Neighboring Property Owner

From: Michael Birch

Date: January 28, 2019

Re: Neighborhood Meeting for Potential Rezoning of 5000 Raleigh Beach Rd., 2091 Sunrise Valley Pl., 2905 Sunrise Valley Pl., 2908 Sunrise Valley Pl., 2909 Sunrise Valley Pl., 1135 N Rogers Ln., 1800 Southall Rd., 1840 Southall Rd., 1900 Southall Rd. and 5655 New Bern Ave. (See Map on Back Page)

A neighborhood meeting will be held on Thursday, February 7, 2019 at 6:30 PM in the small meeting room at Worthdale Community Center located at 1001 Cooper Road, Raleigh, NC 27610. The purpose of this meeting is to discuss the rezoning of ten properties located on both the east and west side of N Rogers Lane, north of New Bern Avenue; the Property Identification Numbers (PINs) are found on the back page along with the map. The rezoning seeks a change from a Planned Development (PD) to an updated PD. At this meeting the applicant will describe the nature of the rezoning request and receive questions and comments from the public.

The City of Raleigh requires a neighborhood meeting involving the owners of property within 500 feet of the properties prior to filing a rezoning application. Anyone interested in learning more about this rezoning is encouraged to attend.

If you have any questions, please contact me at (919) 645-4317 or [mbirch@longleafnc.com](mailto:mbirch@longleafnc.com). Also, for more information about rezoning, you may visit [www.raleighnc.gov](http://www.raleighnc.gov) or contact the Raleigh Department of City Planning at (919) 996-2180 or [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Sincerely,

Michael Birch

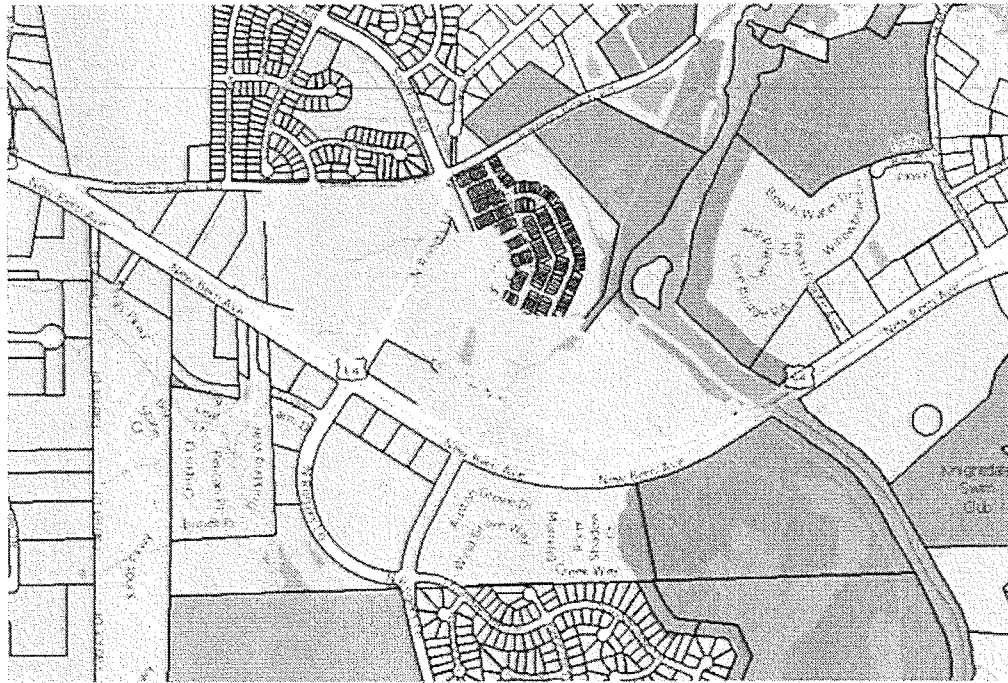




Michael Choe  
Email: [michael@longleaf.com](mailto:michael@longleaf.com)  
Office: (910) 645-4117

2255 Gateway Access Point, Ste 201  
Raleigh, NC 27607  
Tel: (910) 645-4555  
Fax: (910) 645-6102  
[longleaf.com](http://longleaf.com)

1. 5000 Raleigh Beach Road: 1734-34-8949
2. 2901 Sunrise Valley Place: 1734-44-2585
3. 2905 Sunrise Valley Place: 1734-44-4466
4. 2908 Sunrise Valley Place: 1734-44-5013
5. 2909 Sunrise Valley Place: 1734-44-6512
6. 1135 N Rogers Lane: 1734-44-4978
7. 1900 Southall Road: 1734-45-7082
8. 1800 Southall Road: 1734-53-1715
9. 1840 Southall Road: 1734-54-5103
10. 5655 New Bern Avenue: 1734-64-1204





## **EXHIBIT C – ITEMS DISCUSSED**

1. The mix of uses contemplated on the site
2. Would apartments be permitted under the 1996 Master Plan?
3. The possibility of road widening along N Rogers Lane
4. The traffic at the New Bern Avenue and N Rogers Lane intersection
5. Remediation of a brownfield site
6. Future opportunities to discuss the rezoning
7. The rezoning process, generally



## **EXHIBIT D – MEETING ATTENDEES**

1. Shannon Billerman
2. Danielle Parker
3. Katrina Murdock
4. Kevin and Latoya Richards



## **EDGEWATER COMMONS**

### **PLANNED DEVELOPMENT (PD) DISTRICT**

#### **Rezoning Z-24-19**

Developer:	APG Capital
Address:	1201 Edwards Mill Road, Suite 300, Raleigh, NC 27607
Phone Number:	919-832-1110
Attention:	Wayne Hightower & Jason Clough
Email:	WHightower@aacre.com & JClough@aacre.com
Architect/Planner:	JDavis Architects
Address:	510 S Wilmington Street, Raleigh, NC 27601
Phone Number:	919-835-1500
Attention:	Ken Thompson, Lead Planner
Email:	kent@jdavisarchitects.com
Civil Engineering:	Bass Nixon and Kennedy, Inc.
Address:	6310 Chapel Hill Road, Suite 250, Raleigh, NC 27607
Phone Number:	919-851-4422
Attention:	David Dunn & Marty Bizzell
Email:	David.Dunn@bnkinc.com & Marty.Bizzell@bnkinc.com
Attorney:	Longleaf Law Partners
Address:	2235 Gateway Access Point, Suite 201, Raleigh, NC 27607
Phone Number:	919-645-4313
Attention:	Worth Mills
Email:	wmills@longleaflp.com



# **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-1-96) 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 N. Rogers Lane and Sunrise Valley Place, the maximum building height shall be 5 stories and 75 feet
  - 2. 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 C1.2; 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 C1.2) 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 facades 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.



## R:\*2018\*18165 - Rogers Farm (AACRE)\*CLV/L\*12 Planned Development Master Plan\*001 - 18165\_Cover Sheet.dan

ier emy

**CURRENT ZONING: PD (MP-1-96)**  
**PROPOSED ZONING: PD**


$$1'' = 300'$$

CONTACT: MARTY BIZZELL, PE, CPESC  
EMAIL: MARTY.BIZZELL@BNKINC.COM

**BNK**

**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250  
 RALEIGH, NORTH CAROLINA 27607  
 TELEPHONE: (919)851-4422 or (800)354-1879  
 FAX: (919)851-8968  
 www.BNKincc.com  
 CERTIFICATION NUMBERS: NCBELS (C-0110)  
 NCBOLA (C-0267)

CONDITIONAL USE DISTRICT ZONING CONDITIONS		
Zoning Case Number		OFFICE USE ONLY
Date Submitted		Transaction #
Existing Zoning PD	Proposed Zoning PD	Reasoning Case #
Narrative of Zoning Conditions Offered		
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These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

X Owner/Agent Signature James R Rogers II Print Name James R Rogers II  
President  
Rogers Realty and  
Insurance Company



**B|N|K**

- BASS, NIXON & KENNEDY, INC.**

19165	7-18-19	J.JONES				
JOB NO.	DATE	DRAWN BY				
<b>EXISTING CONDITIONS PLAN</b>						
	NO.	DATE	DESCRIPTION	BY		
			REVISIONS			

SCALE: 1" = 100'


# EDGEWATER COMMONS

**SHEET**  
**C1.0**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



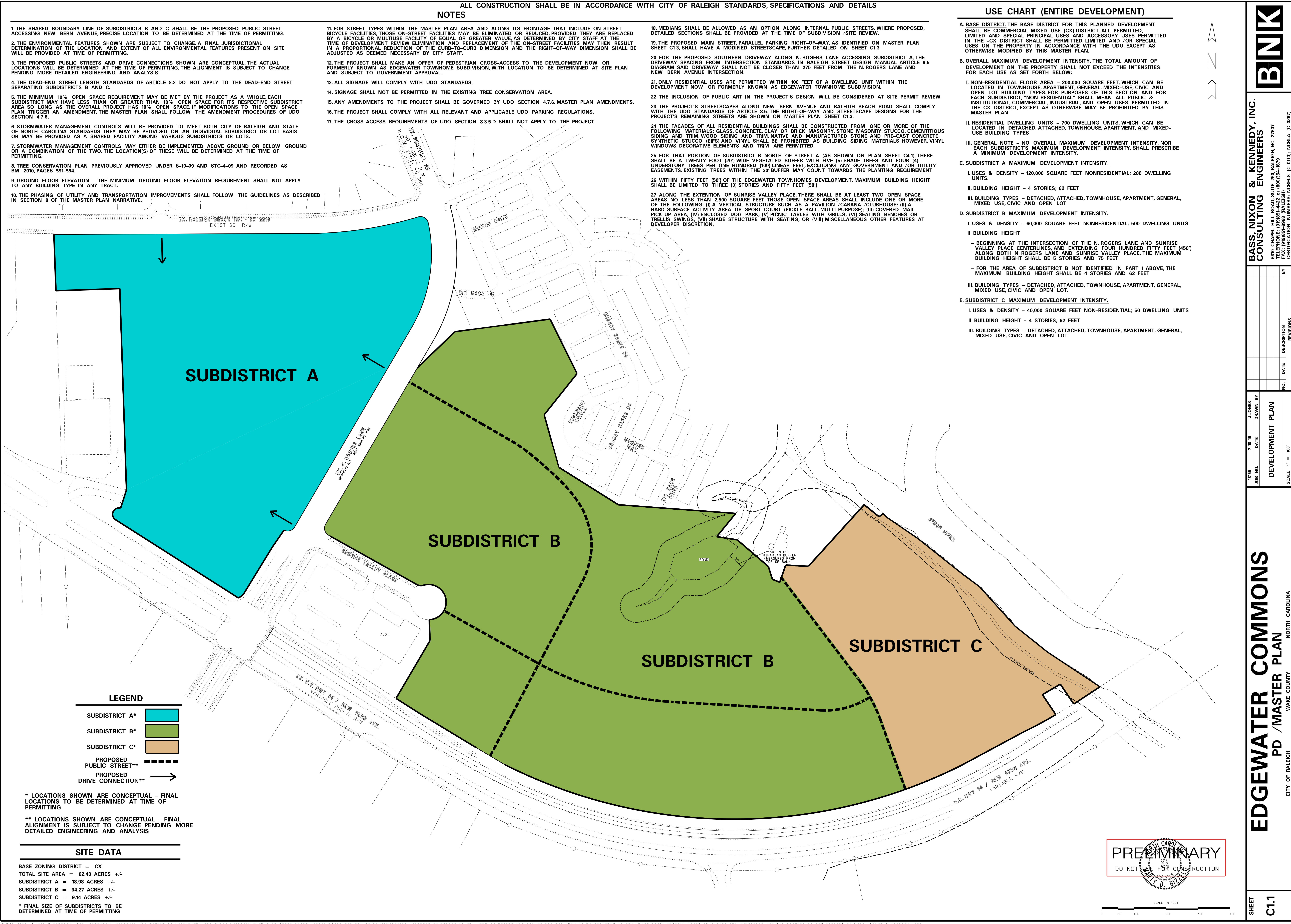
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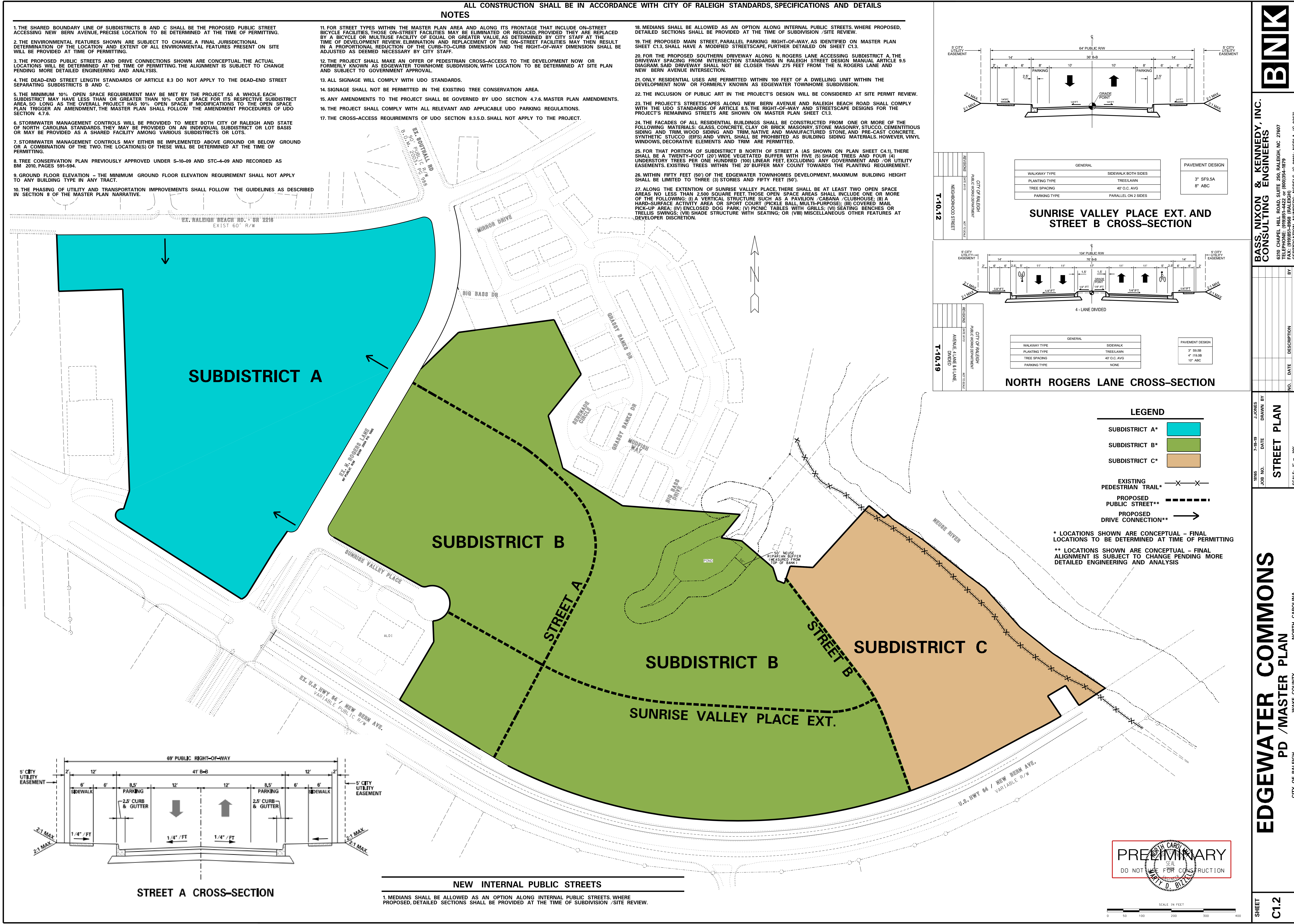


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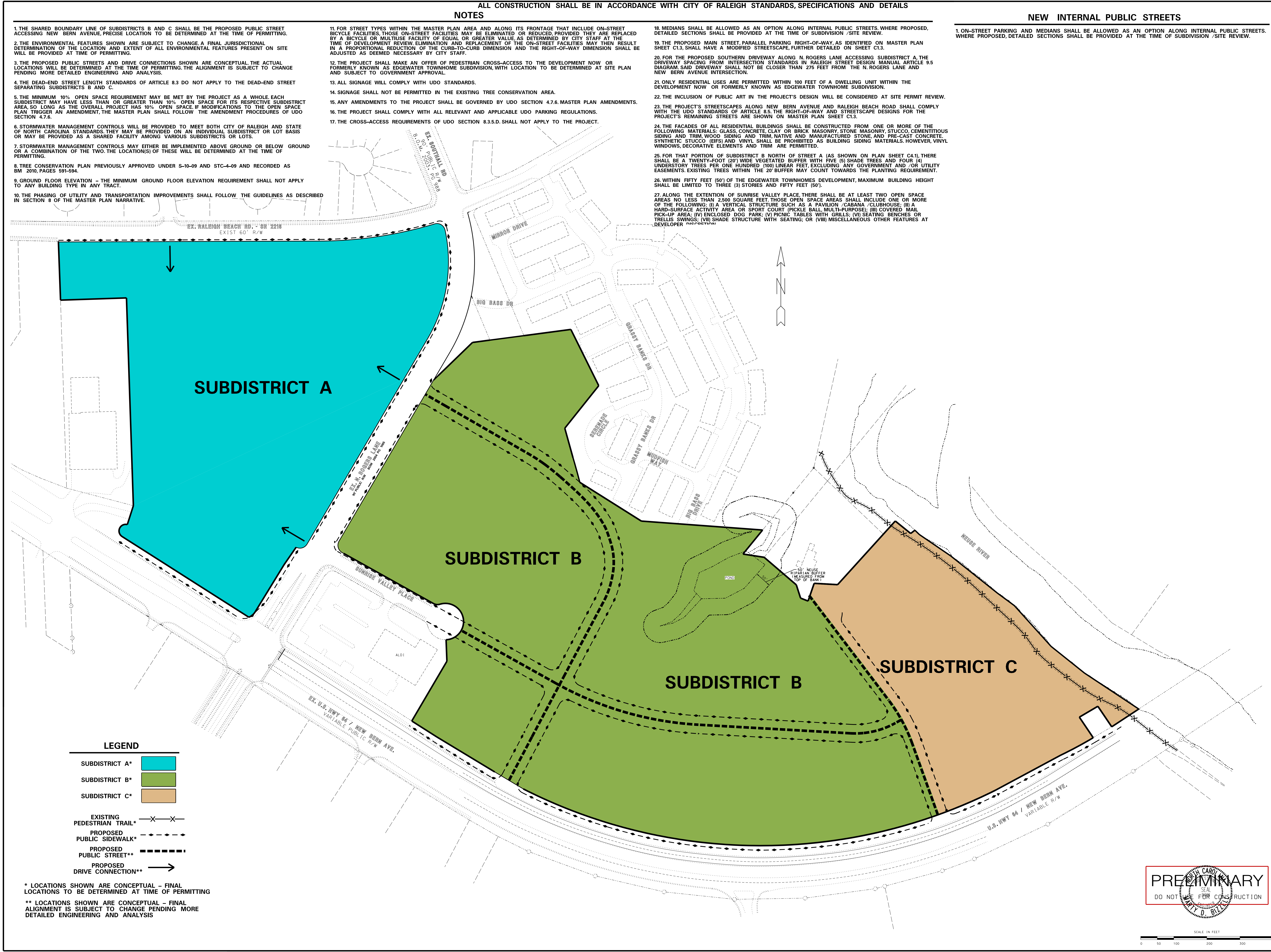
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\* LOCATIONS SHOWN ARE CONCEPTUAL - FINAL LOCATIONS TO BE DETERMINED AT TIME OF PERMITTING

\*\* LOCATIONS SHOWN ARE CONCEPTUAL - FINAL ALIGNMENT IS SUBJECT TO CHANGE PENDING MORE DETAILED ENGINEERING AND ANALYSIS

### NOTES

1. THE SHARED BOUNDARY LINE OF SUBDISTRICTS B AND C SHALL BE THE PROPOSED PUBLIC STREET ACCESSING NEW BERN AVENUE, PRECISE LOCATION TO BE DETERMINED AT THE TIME OF PERMITTING.
2. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.
3. THE PROPOSED PUBLIC STREETS AND DRIVE CONNECTIONS SHOWN ARE CONCEPTUAL. THE ACTUAL LOCATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING. THE ALIGNMENT IS SUBJECT TO CHANGE PENDING MORE DETAILED ENGINEERING AND ANALYSIS.
4. THE DEAD-END STREET LENGTH STANDARDS OF ARTICLE 8.3 DO NOT APPLY TO THE DEAD-END STREET SEPARATING SUBDISTRICTS B AND C.
5. THE MINIMUM 10% OPEN SPACE REQUIREMENT MAY BE MET BY THE PROJECT AS A WHOLE. EACH SUBDISTRICT MAY HAVE LESS THAN OR GREATER THAN 10% OPEN SPACE FOR ITS RESPECTIVE SUBDISTRICT AREA, SO LONG AS THE OVERALL PROJECT HAS 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.
6. STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL SUBDISTRICT OR LOT BASIS OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS SUBDISTRICTS OR LOTS.
7. STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
8. TREE CONSERVATION PLAN PREVIOUSLY APPROVED UNDER S-10-09 AND STC-4-09 AND RECORDED AS BM 2010, PAGES 591-594.
9. GROUND FLOOR ELEVATION - THE MINIMUM GROUND FLOOR ELEVATION REQUIREMENT SHALL NOT APPLY TO ANY BUILDING TYPE IN ANY TRACT.
10. THE PHASING OF UTILITY AND TRANSPORTATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES AS DESCRIBED IN SECTION 8 OF THE MASTER PLAN NARRATIVE.

11. 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 MULTIPLE 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.
12. 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.
13. ALL SIGNAGE WILL COMPLY WITH UDO STANDARDS.
14. SIGNAGE SHALL NOT BE PERMITTED IN THE EXISTING TREE CONSERVATION AREA.
15. ANY AMENDMENTS TO THE PROJECT SHALL BE GOVERNED BY UDO SECTION 4.7.6, MASTER PLAN AMENDMENTS.
16. THE PROJECT SHALL COMPLY WITH ALL RELEVANT AND APPLICABLE UDO PARKING REGULATIONS.
17. THE CROSS-ACCESS REQUIREMENTS OF UDO SECTION 8.3.5.D. SHALL NOT APPLY TO THE PROJECT.

18. 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.
19. THE PROPOSED MAIN STREET, PARALLEL PARKING RIGHT-OF-WAY, AS IDENTIFIED ON MASTER PLAN SHEET C1.3, SHALL HAVE A MODIFIED STREETScape, FURTHER DETAILED ON SHEET C1.3.
20. 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, SAID DRIVEWAY SHALL NOT BE CLOSER THAN 275 FEET FROM THE N. ROGERS LANE AND NEW BERN AVENUE INTERSECTION.
21. ONLY RESIDENTIAL USES ARE PERMITTED WITHIN 100 FEET OF A DWELLING UNIT WITHIN THE DEVELOPMENT NOW OR FORMERLY KNOWN AS EDGEWATER TOWNHOME SUBDIVISION.
22. THE INCLUSION OF PUBLIC ART IN THE PROJECT'S DESIGN WILL BE CONSIDERED AT SITE PERMIT REVIEW.
23. 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 C1.3.
24. THE FACADES OF ALL RESIDENTIAL 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.
25. 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) LINEAR FEET, EXCLUDING ANY GOVERNMENT AND /OR UTILITY EASEMENTS. EXISTING TREES WITHIN THE 20' BUFFER MAY COUNT TOWARDS THE PLANTING REQUIREMENT.
26. WITHIN FIFTY FEET (50') OF THE EDGEWATER TOWNHOMES DEVELOPMENT, MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO THREE (3) STORIES AND FIFTY FEET (50').
27. 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.

### NEW INTERNAL PUBLIC STREETS

1. ON-STREET PARKING AND 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.

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7-18-19

J. JONES

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PEDESTRIAN CIRCULATION PLAN

SCALE: 1" = 100'

EDGEWATER COMMONS

PD / MASTER PLAN

WAKE COUNTY

NORTH CAROLINA

SHEET

C1.3

BASS, NIXON & KENNEDY, INC.

BASS, NIXON & KENNEDY, INC.

6800 CAMDEN HILL ROAD, SUITE 200, RALEIGH, NC 27607

TELEPHONE: (919) 854-4422 or (800) 254-1879

FAX: (919) 854-4422 or (800) 254-1879

CERTIFICATION NUMBERS: NCBELS (C-0110); NCCLA (C-0267)

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10165\_01\_4

PHASING PLAN

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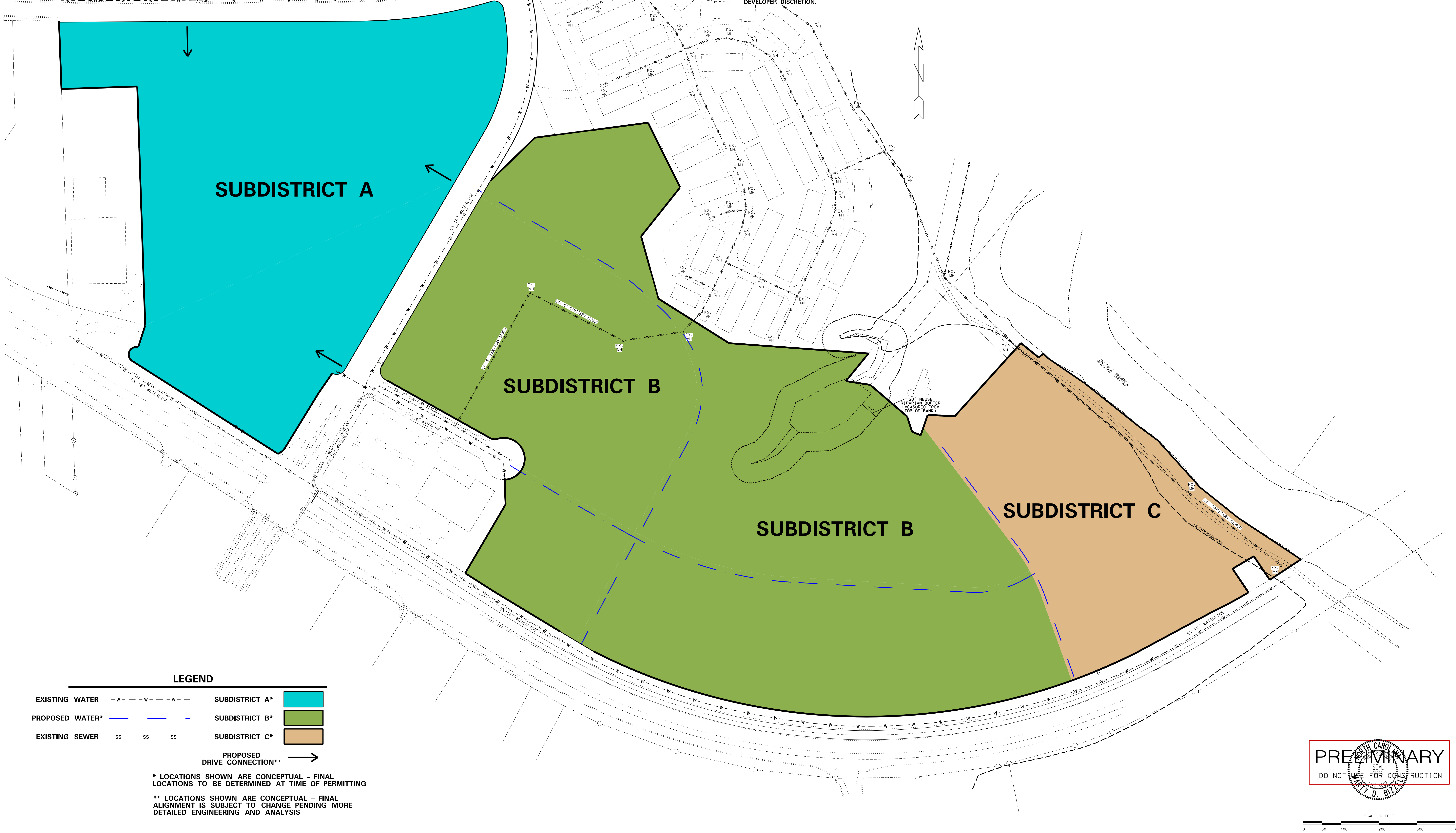


## NOTES

10. THE PHASING OF UTILITY AND TRANSPORTATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES AS DESCRIBED IN SECTION 8 OF THE MASTER PLAN NARRATIVE.

12. THE PROJECT SHALL MAKE AN OFFER OF PEDESTRIAN CROSS-ACCESS TO THE DEVELOPMENT NOW OR  
FORBIDLY KNOWN AS THE GREENWOOD SUBDIVISION, WITH LOCATION TO BE DETERMINED AT SITE PLAN  
AND SUBJECT TO GOVERNMENT APPROVAL.
13. ALL SIGNAGE WILL COMPLY WITH UDO STANDARDS.
14. SIGNAGE SHALL NOT BE PERMITTED IN THE EXISTING TREE CONSERVATION AREA.
15. ANY AMENDMENTS TO THE PROJECT SHALL BE GOVERNED BY UDO SECTION 4.7.6. MASTER PLAN AMENDMENTS.
16. THE PROJECT SHALL COMPLY WITH ALL RELEVANT AND APPLICABLE UDO PARKING REGULATIONS.
17. THE CROSS-ACCESS REQUIREMENTS OF UDO SECTION 8.3.5.D. SHALL NOT APPLY TO THE PROJECT.

25. 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) SHADY TREES AND FOUR (4) OPEN SPACE TREES. THE OPEN SPACE TREES SHALL BE PLANTED AS SPECIFIED IN THE UTILITY EASEMENTS. EXISTING TREES WITHIN THE 20' BUFFER MAY COUNT TOWARDS THE PLANTING REQUIREMENT.
26. WITHIN FIFTY FEET (50') OF THE EDGEWATER TOWNHOMES DEVELOPMENT, MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO THREE (3) STORIES AND FIFTY FEET (50').
27. 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) OPEN LAWN; (II) PICKLE BALL COURT; (III) CLUBHOUSE; (IV) HARD-SURFACE ACTIVITY AREA OR SPORT COURT (PICKLE BALL MULTI-PURPOSE); (V) COVERED MAIL PICK-UP AREA; (VI) ENCLOSED DOG PARK; (VII) PICNIC TABLES WITH GRILLS; (VIII) SEATING BENCHES OR TABLES; (IX) OPEN SPACE STRUCTURE WITH SEATING; OR (X) MISCELLANEOUS OTHER FEATURES AT DEVELOPER DISCRETION.



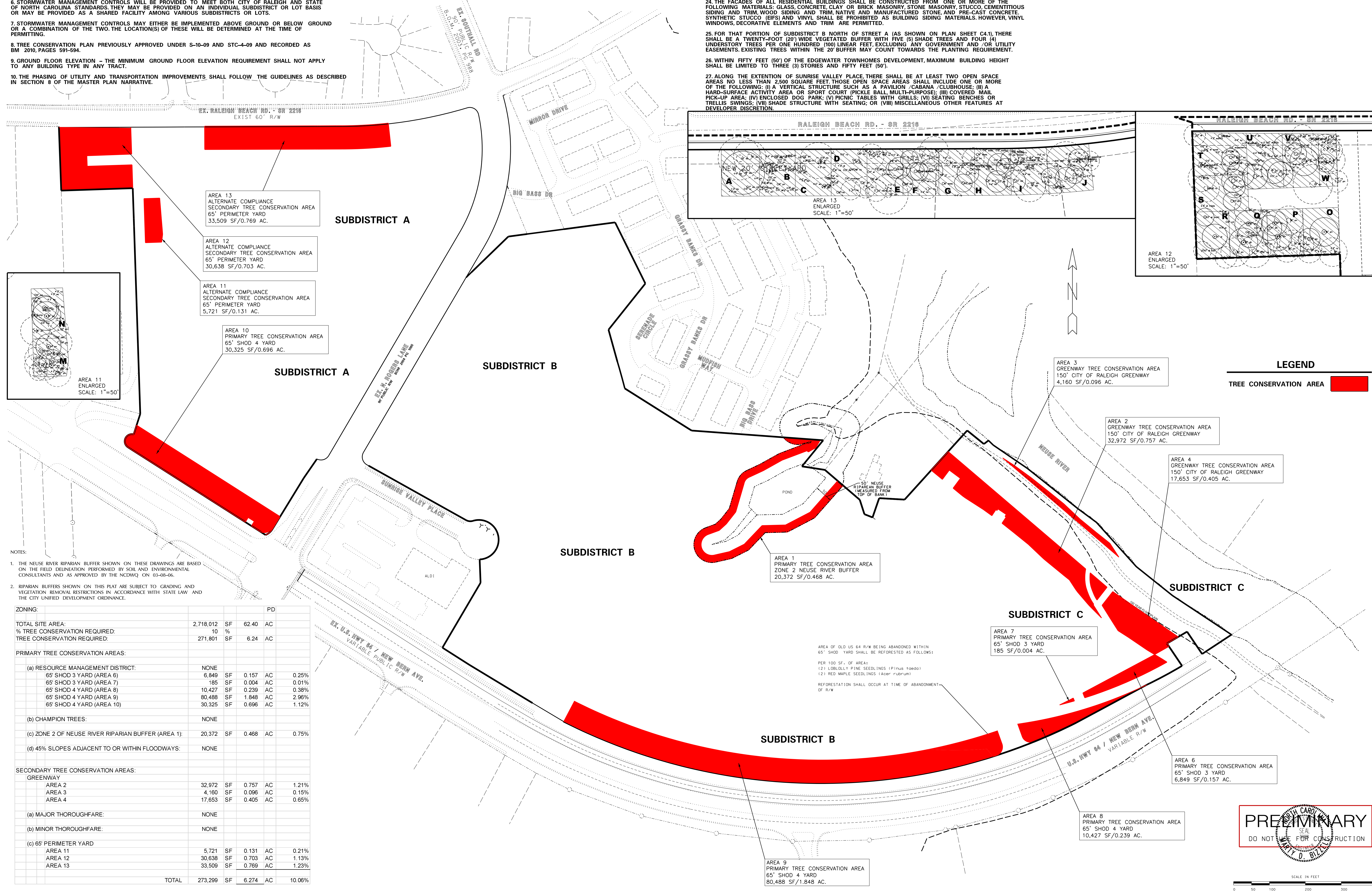


## NOTES

11. 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 WITH AN EQUIVALENT 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.
12. THE PROJECT SHALL MAKE AN OFFER OF PEDESTRIAN CROSS-ACCESS TO THE DEVELOPMENT NOW OR FORMERLY KNOWN AS EDGEWATER TOWNSHORE SUBDIVISION, WITH LOCATION TO BE DETERMINED AT SITE PLAN AND SUBJECT TO GOVERNMENT APPROVAL.
13. ALL SIGNAGE WILL COMPLY WITH UDO STANDARDS.
14. SIGNAGE SHALL NOT BE PERMITTED IN THE EXISTING TREE CONSERVATION AREA.
15. ANY AMENDMENTS TO THE PROJECT SHALL BE GOVERNED BY UDO SECTION 4.7.6. MASTER PLAN AMENDMENTS.
16. THE PROJECT SHALL COMPLY WITH ALL RELEVANT AND APPLICABLE UDO PARKING REGULATIONS.
17. THE CROSS-ACCESS REQUIREMENTS OF UDO SECTION 8.3.5.0. SHALL NOT APPLY TO THE PROJECT.

18. MEDIANS SHALL BE ALLOWED AS AN OPTION ALONG INTERNAL PUBLIC STREETS, WHERE PROPOSED, DETAILLED SECTIONS SHALL BE PROVIDED AT THE TIME OF SUBDIVISION / SITE REVIEW.
19. THE PROPOSED MAIN STREET PARALLEL PARKING RIGHT-OF-WAY, AS IDENTIFIED ON MASTER PLAN SHEET C1.3, SHALL HAVE A MODIFIED STREETSCAPE, FURTHER DETAILED ON SHEET C1.3.
20. FOR THE PROPOSED SOUTHERN DRIVEWAY ALONG N. ROGERS LANE ACCESSING SUBDISTRICT A, THE PROPOSED DRIVEWAY SPACES FROM THE STATIONED R/F PALISH STREET DESIGN MANUAL ARTICLE 9.5 DIAGRAM, SAID DRIVEWAY SHALL NOT BE CLOSER THAN 275 FEET FROM THE N. ROGERS LANE AND NEW BERN AVENUE INTERSECTION.
21. ONLY RESIDENTIAL USES ARE PERMITTED WITHIN 100 FEET OF A DWELLING UNIT WITHIN THE DEVELOPMENT NOW OR FORMERLY KNOWN AS EDGEWATER TOWNHOME SUBDIVISION.
22. THE INCLUSION OF PUBLIC ART IN THE PROJECT'S DESIGN WILL BE CONSIDERED AT SITE PERMIT REVIEW.
23. 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 CITY OF RALEIGH.
24. THE FACADES OF ALL RESIDENTIAL 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, VINYL SIDING, VINYL SHOVING OR VINYL SIDING BUILDING SIDING MATERIALS, HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS AND TRIM ARE PERMITTED.
25. 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) SHADY TREES AND FOUR (4) OPEN SPACE TREES PER ACRE. THE TWENTY-FOOT BUFFER SHALL BE MEASURED FROM THE PROPERTY LINE EASEMENTS. EXISTING TREES WITHIN THE 20' BUFFER MAY COUNT TOWARDS THE PLANTING REQUIREMENT.
26. WITHIN FIFTY FEET (50') OF THE EDGEWATER TOWNHOMES DEVELOPMENT, MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO THREE (3) STORIES AND FIFTY FEET (50').
27. 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) OPEN SPACE WITH SEATING; (II) OPEN SPACE WITH SEATING AND PLANTINGS; (III) 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 SEATING WALLS; (VII) SAID SHADE STRUCTURE WITH SEATING; OR (VIII) MISCELLANEOUS OTHER FEATURES AT DEVELOPER DISCRETION.

**1. ON-STREET PARKING AND 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.**





ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS

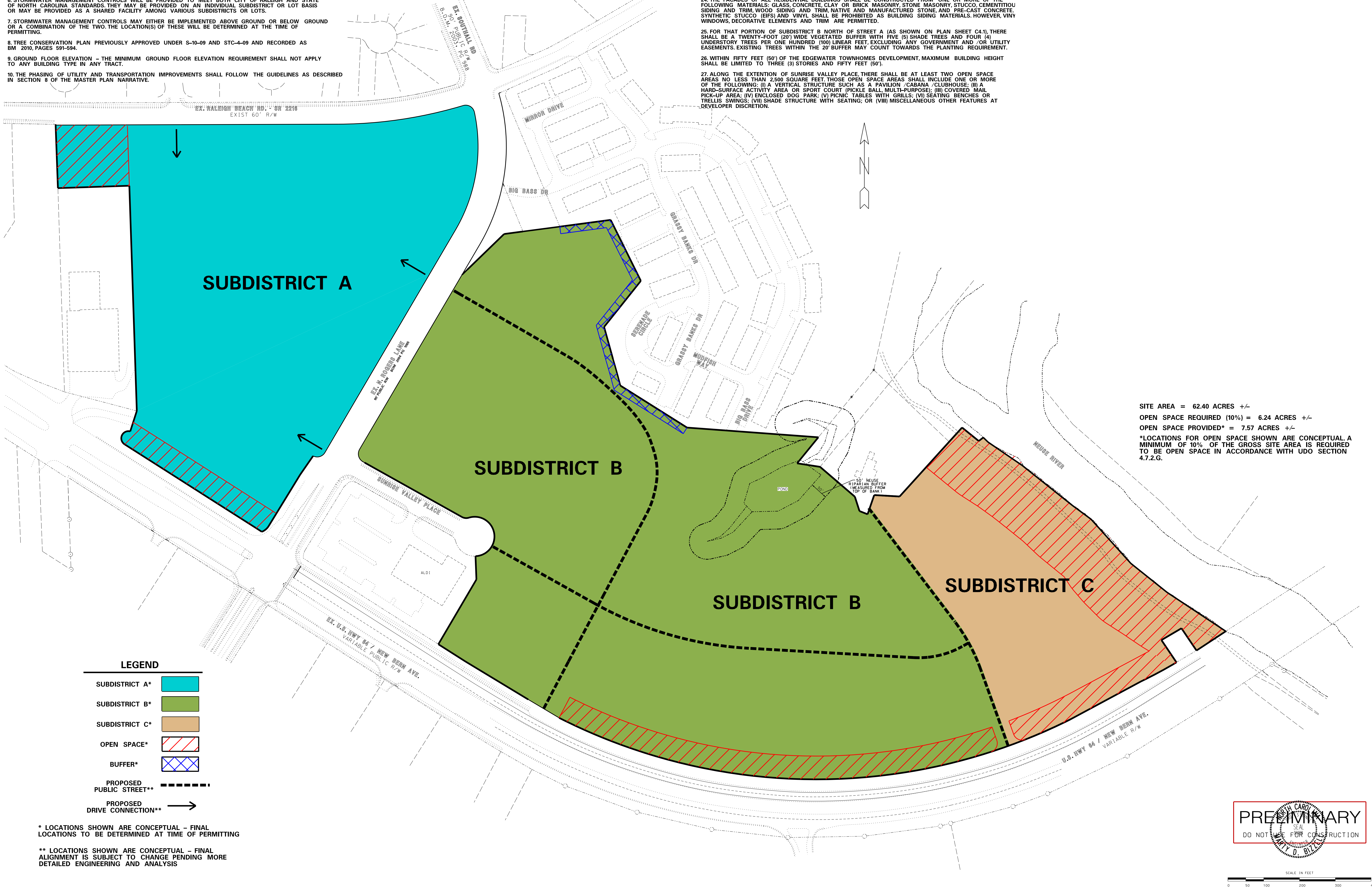
## NEW INTERNAL PUBLIC STREETS

1. THE SHARED BOUNDARY LINE OF SUBDISTRICTS B AND C SHALL BE THE PROPOSED PUBLIC STREET ACCESSING NEW BERN AVENUE, PRECISE LOCATION TO BE DETERMINED AT THE TIME OF PERMITTING.
2. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE SHALL BE PROVIDED AT THE TIME OF PERMITTING.
3. THE PROPOSED PUBLIC STREETS AND DRIVE CONNECTIONS SHOWN ARE CONCEPTUAL. THE ACTUAL LOCATIONS WILL BE DETERMINED AT THE TIME OF PERMITTING. THE ALIGNMENT IS SUBJECT TO CHANGE PENDING MORE DETAILED ENGINEERING AND ANALYSIS.
4. THE DEAD-END STREET LENGTH STANDARDS OF ARTICLE 8.3 DO NOT APPLY TO THE DEAD-END STREET SEPARATING SUBDISTRICTS B AND C.
5. THE MINIMUM 10% OPEN SPACE REQUIREMENT MAY BE MET BY THE PROJECT AS A WHOLE. EACH SUBDISTRICT MAY HAVE LESS THAN OR GREATER THAN 10% OPEN SPACE FOR ITS RESPECTIVE SUBDISTRICT OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS SUBDISTRICTS OR LOTS.
6. STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL SUBDISTRICT OR LOT BASIS OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS SUBDISTRICTS OR LOTS.
7. STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF PERMITTING.
8. TREE CONSERVATION PLAN PREVIOUSLY APPROVED UNDER S-10-09 AND STC-4-09 AND RECORDED AS BM 2010, PAGES 591-594.
9. GROUND FLOOR ELEVATION - THE MINIMUM GROUND FLOOR ELEVATION REQUIREMENT SHALL NOT APPLY TO ANY BUILDING TYPE IN ANY TRACT.
10. THE PHASING OF UTILITY AND TRANSPORTATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES AS DESCRIBED IN SECTION 8 OF THE MASTER PLAN NARRATIVE.

11. 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 WITHIN THE PROJECT AREA OR CITY STREET WITHIN THE PROJECT AREA WITHIN THE MASTER PLAN AREA 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.
12. THE PROJECT SHALL MAKE AN OFFER OF PEDESTRIAN CROSS-ACCESS TO THE DEVELOPMENT NOW OR FUTURELY KNOWN AS THE PROJECT TO THE ADJACENT SUBDIVISION, WITH LOCATION TO BE DETERMINED AT SITE PLAN AND SUBJECT TO GOVERNMENT APPROVAL.
13. ALL SIGNAGE WILL COMPLY WITH UDO STANDARDS.
14. SIGNAGE SHALL NOT BE PERMITTED IN THE EXISTING TREE CONSERVATION AREA.
15. ANY AMENDMENTS TO THE PROJECT SHALL BE GOVERNED BY UDO SECTION 4.7.6, MASTER PLAN AMENDMENTS.
16. THE PROJECT SHALL COMPLY WITH ALL RELEVANT AND APPLICABLE UDO PARKING REGULATIONS.
17. THE CROSS-ACCESS REQUIREMENTS OF UDO SECTION 8.3.5.D. SHALL NOT APPLY TO THE PROJECT.

18. 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.
19. THE PROPOSED MAIN STREET, PARALLEL PARKING RIGHT-OF-WAY, AS IDENTIFIED ON MASTER PLAN SHEET C1.3, SHALL HAVE A WITHWIDEN STRIP, FURTHER DETAILED ON SHEET C1.3.
20. FOR THE PROPOSED SOUTHERN DRIVEWAY ALONG N. ROGERS LANE ACCESSING SUBDISTRICT AT THE SOUTHWEST CORNER OF THE PROPOSED INTERSECTION STANDARDS IN RALEIGH STREET DESIGN MANUAL, ARTICLE 9.5 DIAGRAM, SAID DRIVEWAY SHALL NOT BE CLOSER THAN 275 FEET FROM THE N. ROGERS LANE AND NEW BERN AVENUE INTERSECTION.
21. ONLY RESIDENTIAL USES ARE PERMITTED WITHIN 100 FEET OF A DWELLING UNIT WITHIN THE DEVELOPMENT NOW OR FORMERLY KNOWN AS EDGEWATER TOWNHOME SUBDIVISION.
22. THE INCLUSION OF PUBLIC ART IN THE PROJECT'S DESIGN WILL BE CONSIDERED AT SITE PERMIT REVIEW.
23. THE PROJECT'S STREETSCAPES ALONG NEW BERN AVENUE AND RALEIGH BEACH ROAD SHALL COMPLY WITH THE CITY OF RALEIGH'S STREETSCAPE DESIGN STANDARDS. STREETSCAPE DESIGNS FOR THE PROJECT'S REMAINING STREETS ARE SHOWN ON MASTER PLAN SHEET C1.3.
24. THE FACADES OF ALL RESIDENTIAL 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 PERMITTED AS LONG AS BUILDING SIDING MATERIALS, HOWEVER, VINYL WINDOWS, DECORATIVE ELEMENTS AND TRIM ARE PERMITTED.
25. 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) SYMBIOTIC TREES PER ACRE. VEGETATION SHALL BE PLANTED AS CLOSE TO THE LOT LINES AS POSSIBLE, UTILIZING EASEMENTS. EXISTING TREES WITHIN THE 20' BUFFER MAY COUNT TOWARDS THE PLANTING REQUIREMENT.
26. WITHIN FIFTY FEET (50') OF THE EDGEWATER TOWNHOMES DEVELOPMENT, MAXIMUM BUILDING HEIGHT SHALL BE LIMITED TO THREE (3) STORIES AND FIFTY FEET (50').
27. 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) OPEN SPACE WITH SEATING, (II) OPEN SPACE WITH A CLUBHOUSE, (III) 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 BENCHES; (VII) OPEN SPACE STRUCTURE WITH SEATING; OR (VIII) MISCELLANEOUS OTHER FEATURES AT DEVELOPER DISCRETION.

- 1. ON-STREET PARKING AND 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.**



SITE AREA = 62.40 ACRES +/-  
OPEN SPACE REQUIRED (10%) = 6.24 ACRES +/-  
OPEN SPACE PROVIDED\* = 7.57 ACRES +/-  
\*LOCATIONS FOR OPEN SPACE SHOWN ARE CONCEPTUAL. A MINIMUM OF 10% OF THE GROSS SITE AREA IS REQUIRED TO BE OPEN SPACE IN ACCORDANCE WITH UDO SECTION 4.7.2.G.

PRELIMINARY

DO NOT USE FOR CONSTRUCTION

WORTH CAROLINA SEAL  
2013

WARTY D. BIZZLE

SCALE IN FEET

0 50 100 150 200 250 300 350 400

**SHEET**

**C4.1**

# EDGEWATER COMMONS

18165	7-18-19	J. JONES
JOB NO.	DATE	DRAWN

**OPEN SPACE PLAN**

[illegible]

**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607

BNK



