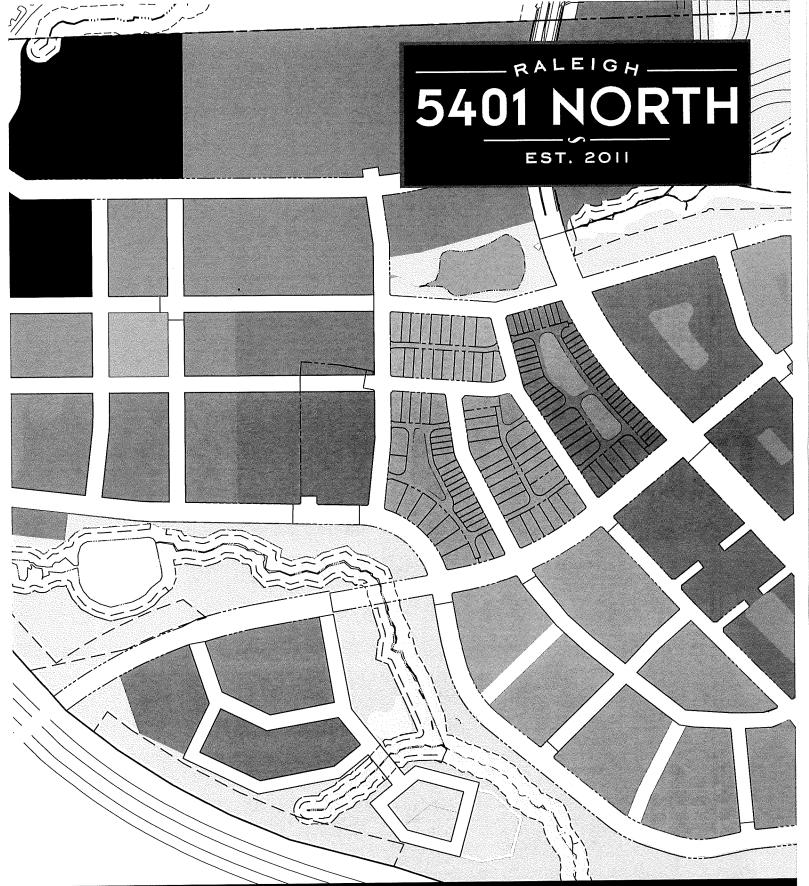
**Ordinance: 867 ZC 767** 

**Effective: 8/21/18** 

**Z-29-16 (MP-2-16) - Louisburg Road/5401 North Planned Development,** approximately 402 acres on the northeast quadrant of the intersection of I-540 and US 401 (Louisburg Road) rezoned to Planned Development with partial Special Highway Overlay District-I (PD w/part SHOD-1)

Conditions dated: August 6, 2018

See attached Master Plan



## Planned Development District Amendment

Planning Commission/City Council Action: March 2, 2011 Revised Street Sections: December 21st, 2016 PD Amendment: September 8th, 2016 Revision Date: August 6th, 2018

Commercial Properties Development Corporation

# MASTER PLAN "5401 NORTH" PLANNED DEVELOPMENT DISTRICT & MASTER PLAN +/- 402.52 ACRES

DEVELOPER: Carolyn Martin Commercial Properties Realty Trust 402 North Fourth Street Baton Rouge, Louisiana 70802 cmartin@cprt.com

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### 1. SUMMARY INFORMATION

A. Name of Development: 5401 North

**B.** Names of Owners: 5401 North, LLC City of Raleigh

Wake County Board of Education

The state of the s

C. Applicant: Carolyn Martin

Commercial Properties Realty Trust

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### 2. PROPERTY INFORMATION

A. Property To Be Dedicated For Public Use: See Master Plan (L-7)

B. Project Acreage: Approximately 402.52 acres

### 3. INTRODUCTION

This document and the accompanying attachments and exhibits submitted herewith (collectively, the "Master Plan") are provided pursuant to provisions of the Raleigh City Code (the "Code") dealing with the Planned Development District ("PD") for the 5401 North Property, a mixed-use community (the "Development") proposed by Commercial Properties Development Corporation (the "Developer"), the developer of the properties located at the northeast quadrant of Highway 401 North and Interstate 540 in Northeast Raleigh. The Development will be a pedestrian-oriented, urban development with complementary residential, recreation, agriculture, open space, office, retail and other commercial land uses (as those terms are utilized in the Unified Development Ordinance (UDO)) at densities appropriate to the location of the Development, market conditions, the nature of land uses in the vicinity, and the City's investment in existing infrastructure. The Development may also contain wind, water and solar power generation facilities, as well as central physical plants.

The Master Plan for the Development addresses the development of approximately 402.52 acres located at the northeastern quadrant of the intersection of Highway 401 North and Interstate 540, bounded on the east by the Neuse River (the "Property"). For a graphic depiction of the Property, please refer to the existing conditions exhibit submitted with this Master Plan (see Plan Sheet L-2 for existing conditions). The majority of the Property is currently the site of agricultural uses and undeveloped property. For example, a public elementary school was completed on the northern-most portion of the River Quarter Neighborhood tract, immediately east of the Perry Creek Road extension and a public middle school is under construction on the central portion of the River Quarter Neighborhood Tract along with single family residential development.

The City's Future Land Use Map classifies the Property as Community Mixed Use. Public Facilities and Public Parks & Open Space. The Community Mixed Use category encourages larger pedestrian-oriented retail districts, and supports mixed-use projects, including residential over retail. The highest intensity uses proposed for the Development lie between Highway 401 North and the Perry Creek Road extension. The intensity steps down to low density residential and open space near the Neuse River as envisioned by Comprehensive Plan policies. The Development proposes public facilities such as a school, a community center, a city park and access to the regional greenway system and ball fields to serve Wake Tech's northern campus, all of which is consistent with the Property's Future Land Use Map classification.

To further the policies of the City's 2030 Comprehensive Plan, the Development will be a pedestrian oriented, mixed-use development providing a true live, work and shop environment. The Development will establish an urban character that will help foster an integrated community, linking urban residential and retail uses with conveniently located employment opportunities. The Development will be served by an internal street network which will disperse traffic both within and around the Property. Parking for the Development may be provided by parking structures to allow for higher intensity land uses on a more compact footprint.

### 4. LAND USE INTENSITY

### A. Vision Statement

The Development will consist of 402.52 acres divided into three (3) development tracts: the Town Core Neighborhood, the Crescent Neighborhood, and the River Quarter Neighborhood. These tracts will be developed in a pedestrian friendly, mixed-use fashion designed to carry out the vision for a Mixed Use Community Center as shown on the Growth Framework Map and the Neighborhood Mixed Use classification as designated on the Future Land Use Map. More specific descriptions of the development are provided by this Master Plan and the associated plan sheets.

### B. TRACT Descriptions

In order to implement this Master Plan, all residential, public and institutional, open, and commercial land uses (as those terms are utilized in Chapter 6 of the UDO) will be permitted within the Development at densities appropriate to the location of the Development, the nature of adjoining and nearby land uses, and the City and State's investment in infrastructure. The Development may also contain wind, water and solar power generation facilities, as well as central physical plants.

A proposed Land Use Plan ("Land Use Plan") has been submitted with this Master Plan (see Plan Sheet L-3). The Land Use Plan is intended to provide a general idea as to the development concept proposed by the Master Plan, but shall not be considered a literal depiction of the Development.

Plan Sheet L-3 is a transect map, that divides the Property into transect zones. The transect concept is a planning tool that acknowledges the contextual element of development, and reinforces the quality of place based on intensity and density of land use. The transect map is divided into zones that range from the highest mix of uses and residential density to the lowest, each having defining characteristics such as building height and placement. Transect zone T-6 represents the most intense zone, and the development intensity gradually steps down to the T-1 zone. The use tables on plan sheet L-4 set forth the standards for each use by transect zone.

The Use Chart on Plan Sheet L-4 lists the uses permitted within particular transect zones. The Development Standards chart is intended to be inclusive of all uses permitted under the Master Plan and shall not be construed to prohibit any use otherwise permitted by the Master Plan.

The maximum development intensity for each Tract shown on the Land Use Plan shall be as follows:

### TRACT 1:

Tract 1, the Town Core Neighborhood, is located at the entry to the development at Louisburg Road and bounded by Wake Tech on the north side, Perry Creek Road on the east, the proposed Beckom Drive on the south and Interstate 540 and Highway 401 North toward the west. This neighborhood may provide a diverse mix of retail, office, entertainment, service, and recreation uses, and residential living of all types. Housing options include lofts, condominiums, apartment buildings, townhomes and single family detached residences of varying sizes. The pedestrian scaled relationship of the buildings to the framework of the streets will fit the mixed uses comfortably into the development and maintain a small town feeling. Civic uses and open spaces may be scattered throughout Tract 1, providing pockets of green.

The Town Core Neighborhood will contain the highest intensity of mixed use buildings, with the tallest buildings ranging from two to eight stories tall. This tract is immediately adjacent to Wake Tech and will provide students and faculty with access to the daily services and conveniences along with opportunities for housing close to campus.

Tract 1 may be developed for up to 1,300 dwelling units and 1,500,000 square feet of non-residential uses.

Refer to the Development Standards Chart and the Use Chart on Plan Sheet L-4 and the Street Atlas on Plan Sheet L-5 for proposed areas, intensities, permitted uses and street sections within the tract.

### TRACT 2:

Tract 2, the Crescent Neighborhood, is located southeast of the Town Core Neighborhood and is bounded by Perry Creek Road on the east, Beckom Road on the north and Interstate 540 on the south. This neighborhood may also provide a diverse mix of uses, but at a lower intensity than the Town Core Neighborhood. Pockets of convenience uses are strategically placed so that the neighborhood will be conveniently walkable for the residents. Neighborhoods within Tract 2 are designed to be no more than a quarter mile from center to edge.

The Crescent Neighborhood will be predominantly residential with a mix of housing types and sizes. All of the streets will be pedestrian friendly with on street parking, street trees in tree lawns, and sidewalks varying with context of their surroundings.

Tract 2 may be developed for up to 600 dwelling units and 500,000 square feet of non-residential uses.

Refer to the Development Standards Chart and the Use Chart on Plan Sheet L-4 and the Street Atlas on Plan Sheet L-5 for proposed areas, intensities, permitted uses and street sections within the tract.

### TRACT 3:

Tract 3, the River Quarter Neighborhood, is located on the eastern side of the development, east of Perry Creek Road and adjacent to the Neuse River. It includes the newly constructed Riverbend Elementary School, which was the initial development of this project. It includes a public middle school and a city park currently in the master planning process. This neighborhood will also be dominated by residential development, but like the Crescent Neighborhood, it will also have conveniences located within walking distance.

This tract also contains the Black Walnut Forest which has already been deeded to the City of Raleigh. The 15-acre parcel was zoned Conservation Management to protect the status of this unique preserve.

Tract 3 may be developed for up to 500 dwelling units and 500,000 square feet of non-residential uses.

Refer to the Development Standards Chart and the Use Chart on Plan Sheet L-4 and the Street Atlas on Plan Sheet L-5 for proposed areas, intensities, permitted uses and street sections within the tract.

### 5. TRANSPORTATION INFORMATION

The final development intensity for this Master Plan shall not result in traffic generation that exceeds the total number of net new external P.M. peak hour vehicle trips for the overall Development as reflected in the Trip Generation Table located within the Traffic Impact Analysis (TIA) prepared by Kimley-Horn & Associates, submitted with this Master Plan. Changes to the overall development intensity for this Master Plan shall be subject to the Amendment and Approval provisions of Section 15 below. For purposes of planning for future off-site transportation improvements, both by the Developer and by others, the TIA contemplates multiple phases of development defined by percent of total trip generation. The first phase represents the development level that would be expected for the near future, while subsequent phases represent the potential long-term development levels. The thresholds of trip generation that define these phases, however, shall not be construed to represent specific caps on development beyond which the Development cannot proceed without completion of off-site transportation improvements by others.

Please refer to the TIA submitted with this Master Plan and incorporated herein.

### 6. CIRCULATION PLAN

Please refer to the Circulation and Phasing Plan, Plan Sheet L-5 (the "Circulation Plan"). Subject to approval by city staff, the Applicant reserves the right to relocate and/or re-designate all public and private rights-of-way and access points shown on the Circulation Plan, subject to the approval of Development Services Department; Land Development Division. Subject to the approval of the Development Services Department; Land Development Division, the Applicant also reserves the right to relocate or reduce the number of access points to the public street system shown on the Circulation Plan. City Council approval is required to increase the number of access points to the public street system. Construction of any and all transportation improvements shown on the Circulation Plan are expressly contingent upon the Applicant receiving all necessary approvals from any governing body having jurisdiction thereof.

The Circulation Plan also provides a phasing schedule for the Development. Refer to the Circulation Plan for the proposed phasing of improvements. This proposed phasing schedule shall not mandate the number or sequence of phases; however, the actual phasing must include the associated street network sufficient for adequate traffic flow.

As noted on the Circulation Plan, at the time of subdivision approval, a 15'x20' transit easement shall be provided on average every 1,500 feet on each side of the following streets: (i) Street "A" from Louisburg Road to Perry Creek Road; (ii) Perry Creek Road; (iii) Beckom Drive; and (iv) that street labeled US 60-37 connecting Street "A" to Beckom Drive, running along the southern perimeter of the Town Core Neighborhood. Final location of each easement will be determined upon review of the specific subdivision plans by the Public Works Transit Program. The City Attorney shall review and approve the transit easement deeds prior to lot recordation.

Prior to issuance of any building permit or recordation of any tract, the Developer shall offer cross access from the Development to the Alpheus Jones House located on the Anderson Property

(Described in deed recorded in Wake County Registry having Book 2979, Page 37) on the eastern and southern boundaries of the Alpheus Jones House located on the Anderson Property. However, access to the Alpheus Jones House located on Anderson Property on the southern boundary of the Alpheus Jones House located on the Anderson Property shall only become available in the event that the Alpheus Jones House located on Anderson Property is no longer used for residential purposes.

### 7. UTILITY/STORMWATER INFORMATION

### A. Utility Plan

The existing utility service for this project were obtained from the City of Raleigh Public Utilities, field surveys of the site, and plans which were prepared for Wake Technical College located to the north of the site. Both water and sewer service is available on-site or in proximity to the site.

### (i) Water Service:

Existing waterlines as depicted on plans obtained from the City of Raleigh are as follow:

16" waterline along west side of US 401 (Louisburg Rd.)

12" waterline connecting to the 16" in US 401 and extending along Botany Bay Dr.

12" waterline stubbed out on Perry Creek Road immediately south of the Wake County Elementary School Campus.

Water service must initially come from the line on US 401 and require a bore and jack under the roadway to tie to the existing line. The waterline sizes shown on the accompanying plan is subject to verification by Hazen and Sawyer, as a consultant for the City of Raleigh. Pending verification that these line sizes provide sufficient pressure and flow, these line sizes may be changed by a revised water distribution model submitted by a Professional Engineer and subject to review by the City of Raleigh.

### (ii) Sewer Service:

A conceptual sewer plan is illustrated in the Exhibit labeled Utilities Plan (Sheet C-1A). An existing 48" Sanitary Sewer interceptor line parallels the Neuse River on the eastern edge of the project. The project sewer system is proposed to tie to this interceptor either directly or indirectly. Investigations revealed that no accommodations for sewer to cross under I-540 were implemented with the construction of this new roadway facility, therefore the most probable sewer solution for the southwest portion of the development will be a gravity system which ties to the Neuse River interceptor. The proposed utility

plan shows the two manholes which are proposed as access points for the sewer outfalls for the project as well as the outfall to the north which will serve the initial phases(s) of the project.

### B. Storm Water Management Plan

The project site consists of 402.52 acres of previously-active farmland/pasture/wooded area. Approximately 20.68 acres was recently developed for a public elementary school. The site is bordered on the west by US Highway 401 North. To the north, the first phase of Wake Tech is complete and the property is bounded to the south by I-540. Bordering the east side is the Neuse River. A deeded conservation easement exists on the eastern side of the site which borders the Neuse River.

Two riparian stream systems pass through the site before intercepting the Neuse River. The northern stream is contained by the site and also has two ponds located on it within the property boundary. These ponds are approximately 1.5 acres in size and are jurisdictional. The riparian character of the stream extends to the dam of the second upstream pond and thus this western pond on the stream does not have buffers. The eastern pond does have a 50-foot wide buffer. The southern stream contains riparian buffers along its length which both enters and exits the site from I-540. The southern stream also contains a 1.5 acre pond, which is jurisdictional, and also has a 50' buffer from the water's edge. Jurisdictional wetlands also exist at the headwaters of this stream. A fourth pond is located on the north of the site. This is a farm pond which does not fall on a jurisdictional stream.

In the development of this project, measures will be designed and implemented in accordance with the City of Raleigh's policies and procedures for storm water management in conformance with NCDENR's storm water management policies. In particular, the City of Raleigh's recently-adopted text change, TC-11-09, is applicable to the release points which flow off-site through the Wake Tech campus to the north and through I-540 to the south. These points are defined as A though E in Exhibit C-2, which describes a conceptual stormwater management plan. The balance of the site flows to a FEMA-defined floodplain (Neuse River). For this remaining portion of the site, stormwater detention up to the 15-year event will be provided if City of Raleigh staff determines that it is beneficial. However, typically the City of Raleigh forgoes quantity abatement when adjacent to a FEMA-regulated floodplain.

Best Management Practices (BMPs) will be used to meet the quality objectives for stormwater. BMP measures which may be employed include, but are not limited to, rainwater harvesting for non-potable uses, wet and dry detention ponds, bio-retention basins, grass filters, level spreaders, and sand filters. These BMPs will be selected based on drainage area, type of stormwater (i.e. rooftop drainage), and location.

This Master Plan is subject to stormwater and nitrogen reduction requirements of Article 9.2 of the UDO. Stormwater management measures will be required at the time of site plan submittal or at further subdivision.

### 8. OPEN SPACE INFORMATION/GREENWAY/TREE PRESERVATION

### A. Open Space

A minimum of fifteen percent (15%) of the Development will be reserved as open space, which will include greenways, city parks, green spaces, tree conservation areas and plazas. Based on a total area of 402.52 acres, a minimum of 60.38 acres of open space will be provided. The 15.58 acre tract of land conveyed to the City of Raleigh in 2007 will be used as open space to meet the 15% minimum requirement. The open space areas will be commonly or publicly owned and will meet the requirements of Article 2.5 of the UDO. Open space totals may be shifted or reallocated between the three tracts within the Development so that in any event, the Development will conserve a minimum of 15% of open space. All open space other than city parks and common areas will be controlled by the 5401 North Homeowners Association through master declarations and restrictive covenants. The remainder of open space is in plazas, recreational areas, greenways and other public space.

In each tract, a minimum of five (5) pocket parks, each at least 500 square feet in area, will be provided. In Tract 1, a minimum of two (2) urban plazas, each at least 1500 square feet in area, will be provided. Within all tracts, at least one (1) bench, one (1) trash receptacle and one (1) bike rack per 100 linear feet of street will be provided adjacent to the following transects as shown on Plan Sheet L-3: T6, T5 and T4-O.

### B. Greenway

As reflected in the Master Plan, the Development will provide at least three (3) connections to the greenway along the Neuse River. Within the general vicinity of those proposed greenway connections, the actual location of each connection will be determined based on topography, environmental concerns and feasibility of access and trail construction. Also, the Development will have greenways, providing pedestrian connections throughout. Note that Plan Sheet L-6 reflects those greenways within the City greenway easements and those that are not.

### C. Tree Conservation

As shown on Plan Sheet TC-2, a minimum of ten percent (10%) tree conservation areas will be provided. All of the tree conservation will be in primary tree conservation areas. Those areas designated "Natural Protective Yard" on Plan Sheet TC-2 shall be established and maintained as natural protective yards, and therefore shall qualify as primary tree conservation area under Section 9.1.4.A of the UDO. The standards of Article 9.1 of the UDO shall be applied to the Property as a whole rather than on a tract by tract or lot by lot basis. All shifting of tree conservation areas among tracts will be shown on recorded subdivision plats. Tree conservation areas shall be defined with metes and bounds legal descriptions.

### 9. LOCATION OF EXISTING AND PROPOSED PUBLIC WATER AND SEWER MAINS

Please refer to the sewer and water plan submitted with this Master Plan contained in Section 7 and incorporated herein.

### 10. BUILDINGS

See the Summary by Development Tract Chart, Development Standards Chart, and Uses Chart on Plan Sheet L-4.

### 11. HEIGHTS

See the Development Standards Chart on Plan Sheet L-4 for a list of maximum building heights. The building heights shown in the table are reasonable and justified because much of this area is designated a Mixed Use Community Center on the Growth Framework Map and classified as Community Mixed Use on the Future Land Use Map. Building heights shall be measured in

accordance with Chapter 1 of the UDO. In addition, to achieve true urban densities, while providing adequate open space and a pedestrian-friendly environment, maximizing verticality is essential. Moreover, the proposed verticality will be compatible with existing development and provide an effective sound barrier for workers in the proposed office buildings, as well as residents in and around the Development by reducing the impact of traffic noise emanating from Interstate 540 and Highway 401. Specifically, maximum building heights have been located such that there is a clear transition from the taller buildings in the urban core and along Perry Creek Road, to shorter buildings on the edges.

In order to provide a transition to the Alpheus Jones House located on the Anderson Property, special building height measures shall apply to buildings constructed in that portion of the transect zone located immediately adjacent to the Anderson Property, west of that street labeled US 60-37 and south of Street "A". The minimum building setback from the Anderson Property is 50 feet. If the Alpheus Jones House is located on the Anderson Property at the time a parcel in the above-described area is developed, the maximum height for any portion of a building within 85 feet of the Anderson Property is 80 feet and seven (7) stories. The maximum building height for any portion of a building more than 85 feet from the Anderson Property is 115 feet and nine (9) stories. A building within 85 feet from the Anderson Property may be constructed up to 115 feet and nine (9) stories in height if, for every foot of height above 80 feet, one foot of building stepback from the Anderson Property line is applied to that portion of the building in excess of 80 feet in height. If the Alpheus Jones House is not located on the Anderson Property at the time of development of parcels in the above-described area, the maximum building height is 115 feet and nine (9) stories with no additional setback or stepback.

In order to provide a transition between those six blocks located along Perry Creek Road near the intersection with Beckom Road that are designated T5 and adjacent to T4-R and T-3 zones, the maximum building height for those six blocks shall be 80 feet and seven (7) stories.

### 12. LANDSCAPING

Parking structures, if implemented, will be substantially screened from view of adjacent rights of way by buildings or by evergreen and deciduous plant materials. Trees shall be planted at the rate of one

(1) deciduous canopy tree, three (3) evergreen trees, and two (2) ornamental flowering understory trees and twenty (20) large evergreen shrubs for every 100 linear feet of structure perimeter visible from the adjacent right of way. The plantings shall be located in a planting strip ten (10) minimum feet in width and within fifteen (15) feet of the structure wall. Plant sizes at installation shall be: canopy trees- 2 ½" minimum caliper, evergreen trees- 10' minimum height, ornamental flowering understory trees- 8' minimum height, large evergreen shrubs- 36" minimum height. In addition to the landscaping described above, those parking structures not screened from view of adjacent rights of way by buildings shall be skinned with materials compatible with surrounding buildings.

The area adjacent and parallel to Highway 401 right of way and the Alpheus Jones House located on the Anderson Property shall be landscaped and preserved in a manner to maintain the existing rural character of the area. So long as the Alpheus Jones House is located on the Anderson Property, the Developer will preserve one-half of those trees with a caliper greater than 24 inches located within 200 feet of the Alpheus Jones House, utilizing active tree preservation practices as defined in Code Section 10-2002. The landscaped area shall be planted with five (5) canopy trees, three (3) large evergreen trees, three (3) ornamental flowering understory trees and twenty (20) small shrubs for every 100 linear feet of right of way or Alpheus Jones House located on Anderson Property frontage. Existing vegetation may be used for credit for canopy and large evergreen tree requirements. Plant sizes at installation shall be: canopy trees- 3 1/2" minimum caliper, large evergreen trees- 10"minimum height, ornamental flowering understory trees- 8' minimum height and small shrubs- 18" minimum height. The planting area may contain undulating earthen berms 1-3' in height in areas devoid of existing vegetation. The plantings proposed in this paragraph can be used to satisfy any transitional protective yard requirement. In the event that the Alpheus Jones House located on the Anderson Property is no longer used for residential purposes, the landscaping requirement contained in this Section as it applies to the perimeter of the Alpheus Jones House located on the Anderson Property shall terminate and the applicable City Code requirements shall apply.

The area adjacent to the Highway 401 right of way is designated and regulated as tree conservation area per Article 9.1 of the UDO. All plantings within this area are subject to the regulations of Article 9.1 of the UDO for all other areas for proposed plantings within Primary Tree Conservation Areas.

### 13. URBAN DESIGN GUIDELINES/INCENTIVES

Please refer to the Urban Design Compliance Chart and responses to the Urban Design Guidelines submitted with this Master Plan.

### 14. ALTERNATE DESIGNS PROPOSED

The elements of this Master Plan proposed as modification as permitted in Section 4.7.2 of the UDO are as follows:

### A. Street Section Designs

Due to the pedestrian oriented, urban mixed use character of the Development, the applicant is seeking to utilize street sections as shown on the Street Section Plans submitted with this Master Plan. These street sections will require the placement of plantings within the public rights of way subject to entering in to appropriate encroachment agreements with the City. These sections show a proposed alternate section in order to support the urban character of the neighborhood core. A minimum 20' clear aisle width for emergency vehicle access shall be provided continuously along two-way private streets.

### B. Off-Street Parking Requirements

Off-street parking shall be as provided for in the Master Plan. Reduced parking is justified under this Master Plan per Article 7.1 of the UDO, including access to transit, pedestrian connections and the urban mixed-use nature of the Development. The design of the Development will foster pedestrian circulation that will reduce the need for parking when combined with the mixed-use aspects of the Development. Based on the proposed intensity and mix of residential, office and commercial uses throughout the development, the availability of bicycle parking, the access to transit, opportunities for shared parking and the pedestrian-oriented nature of the development, a reduction of up to forty-five

percent (45%) to the parking required by City Code for the targeted intensities is justified within the T6, T5, T4-O and T4-R transect zones.

### C. Building Setbacks

In accordance with Section 4.7.2 of the UDO and as shown in this Master Plan, the Developer shall be authorized to use alternative building setbacks. These alternatives are justified based on their enhancement of useable open space, conformity with the 2030 Comprehensive Plan, including Urban Design Guidelines, and compatible environment for the planned development. Alternatives shall include the ability to build structures adjacent to public rights-of-way, rather than complying with the typical setback requirements of the UDO. There shall be no minimum front yard setback required for buildings located on a private street. Further, front, rear, corner, side and aggregate setbacks may be zero (0) feet unless building code requirements are more stringent. Buildings shall not encroach within sight triangles. Minimum building setbacks are provided on Plan Sheet L-4. The minimum building setbacks from the perimeter of the project controls over other minimum building setbacks provided on Plan Sheet L-4.

### D. Signage

The Common Signage Plan with this Master Plan will be established for this Development in accordance with Section 4.7.3 of the UDO based on the unique character of the development, including mixture of uses and urban, pedestrian-oriented design. The Common Signage Plan shall be submitted to and approved by the Raleigh City Council prior to the issuance of any sign permits for 5401 North PD. This document shall include provisions for all signage in residential and non-residential tracts. Tract ID signs are only allowed in residential tracts. Further, signs shall be permitted within the Development pursuant to this Master Plan, provided that all other applicable City Code provisions are met. The Common Signage Plan submitted to and approved by the Raleigh City Council may be subsequently amended by the Raleigh City Council. Approval from the 5401 North Architectural Review Board (ARB) shall be required for all signage within the Development.

### E. Default Zoning District

To the extent this Master Plan does not specifically address a design standard or other regulated matter, then the standards and requirements for the zoning district corresponding to each transect as reflected in Plan Sheet L-3 shall control.

### F. Vehicular Parking

Given the urban mixed-use, pedestrian friendly concepts of the Development, the parking requirements applicable to development within the T6, T5, T4-O and T4-R transect zones of this Master Plan shall be reduced up to forty-five percent (45%) of the required parking as set forth in Article 7.1 of the UDO. This reduction is justified based on the mixed-use nature of the development, the availability of public transportation, the opportunities for shared parking, and the provision of bicycle parking within the Development.

### G. Transitional Protective Yards

Because of the Development's compliance with the City's Urban Design Guidelines and the pedestrian-orientated nature of the Development, a reduction is sought for the Transitional Protective Yards within the Development. Given the compact, mixed-use nature of the development, in lieu of providing transitional protective yards between land uses of different intensities, the developer will install street trees of 4 inch caliper spaced 40 feet on center, along with a mix of shrubs, within the medians of Perry Creek Road and Beckom Drive. Additionally, the developer will provide potted annuals and perennials as part of the streetscape within the Town Core Neighborhood and other commercial areas to enhance the pedestrian experience. The reduction of the Transitional Protective Yards will help the development achieve the compact, mixed-use nature envisioned by this Master Plan.

### H. Street Protective Yards

Because of the Development's compliance with the City's Urban Design Guidelines and the pedestrian-orientation of the Development, a reduction is sought for the Street Protective Yards for the

Development. As an alternative means of compliance along those streets adjacent to transect zones T6, T5 and T4-O, the Developer shall provide a planting area of variable width and install street trees of 4 inch caliper spaced 40 feet on center located within the public rights-of-way as shown on the Street Sections contained on Sheets C-3 and C-4 of the plans submitted with this Master Plan, provided that all necessary encroachment agreements are secured. Along those streets adjacent to all other transect zones, street trees of 2.5-inch caliper will be located within the public rights-of-way as shown on the Street Sections contained on Sheets C-3 and C-4 of the plans submitted with this Master Plan, provided that all necessary encroachment agreements are secured. Street trees shall be planted within the public rights-of-way in accordance with City of Raleigh Urban Design Guidelines. Street trees shall be canopy over story trees.

### 15. MODIFICATIONS

This PD District proposes certain additional modifications to the UDO referring to UDO section 4.7.2. A Block perimeter related to the transects between Tolson Street and Perry Creek Road shall not apply for the following reasons: topographical changes are too steep; the presence of existing buildings and natural features; adjoining uses and their vehicles are incompatible; strict compliance to block perimeters poses a safety hazard.

The Developer shall be authorized to request an amendment to the Master Plan and Exhibits thereto as permitted in Section 4.7.6 of the UDO.

### A. Setbacks and Build-to

The minimum and maximum setback and build-to applicable to the Detached House and Townhome building type in Article 3.2 shall not apply to buildings fronting a Public Green as reflected in Exhibit B.

Townhomes may front on a public green. Public green is a common area, which has no right-ofway between the building and the common area and is available to the public for their use and enjoyment. Whenever a townhome fronts on a public green, the townhome will be provided access from an alley. In addition, townhomes fronting on a public green shall not be subject to setbacks and build-to regulations set forth in 3.2.3 of the City of Raleigh UDO.

# 5401 North PLANNED DENSITY DEVELOPMENT MASTER PLAN

Case # MP-12010 Z-20-10 Raleigh, North Carolina

property owners:

5401 North, LLC WAKE COUNTY
BOARD OF EDUCATION
3303 WALE FORTEN
PARTY NC.ZTS11
911.050.1900

CITY OF RALEIGH
222 WAR HEURE Street
Releigh, NG 27502
PRINKEN OF THE PRINKEN OF

EV-5401 North, LLC

5401 East Development, LLC Tool Pean East Barn Respondent

developer:
Commercial Properties
Realty Trust
to: 8. Town Street
beine Read Trust
Beine Rea

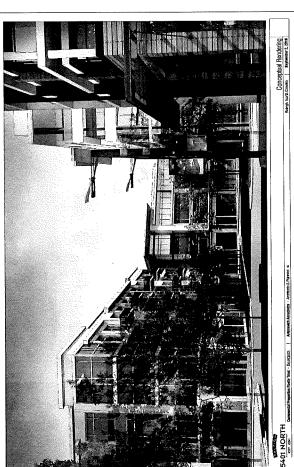
town planners:
Dover, Kohl & Partners
1371 Super Dries
Coal Gobes, In 2314.3

landscape architecture:
Tony M. Tate
Landscape Architecture, PA
sort Section Press 200
Landscape Architecture, PA
sort Section Press 200
Landscape 200
Research Press 200
Research Press

Counsel:
Morningstar Law Group
All Fayers at the 20
Ready, NO. 27001
Ready, NO. 27001
Ready NO. 27001

civil engineering: John R. McAdams Company

traffic engineering: Kimley Horn & Associates Expresse Revo. 2018 (2018)







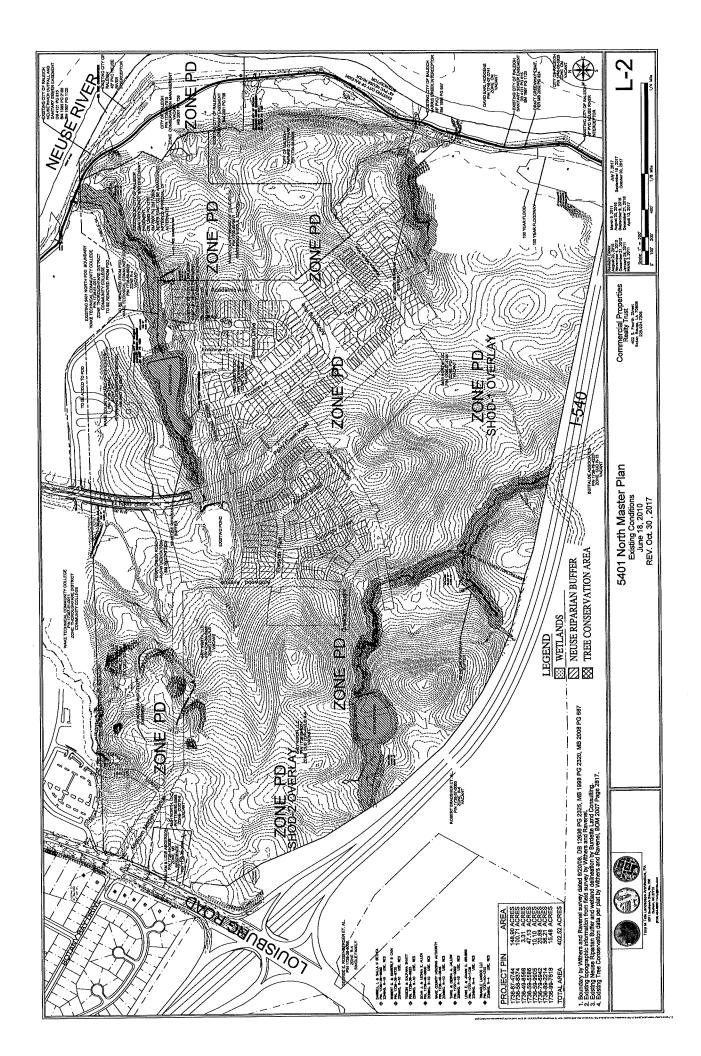
VICINITY MAP

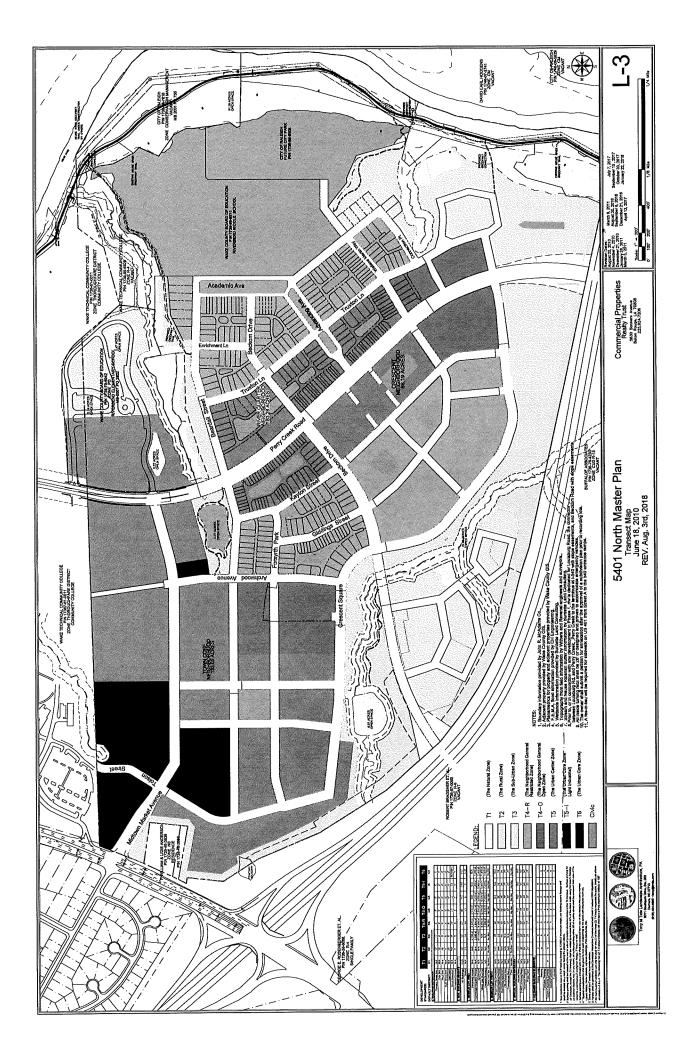


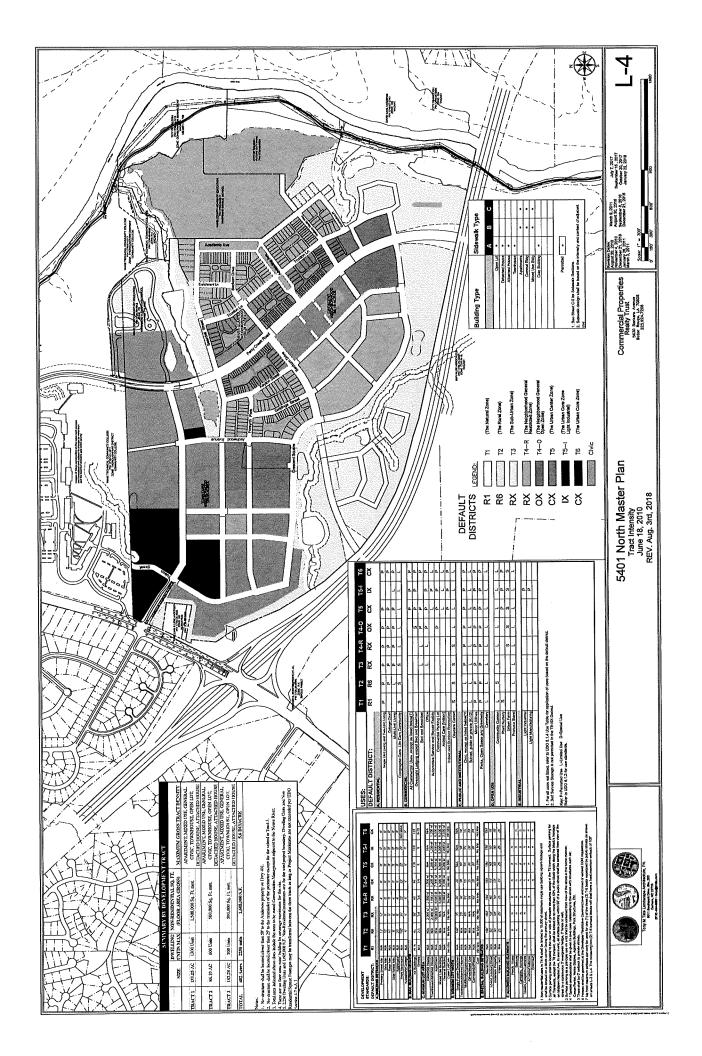


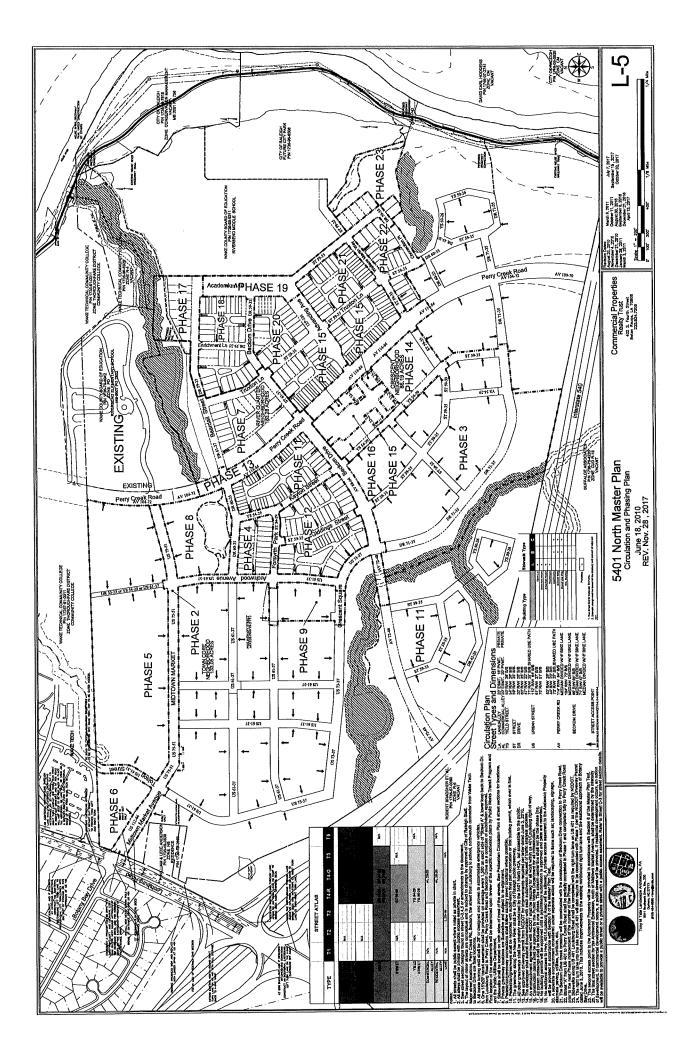
5401 North Master Plan Cover June 18, 2010 REV. Jan. 21, 2018

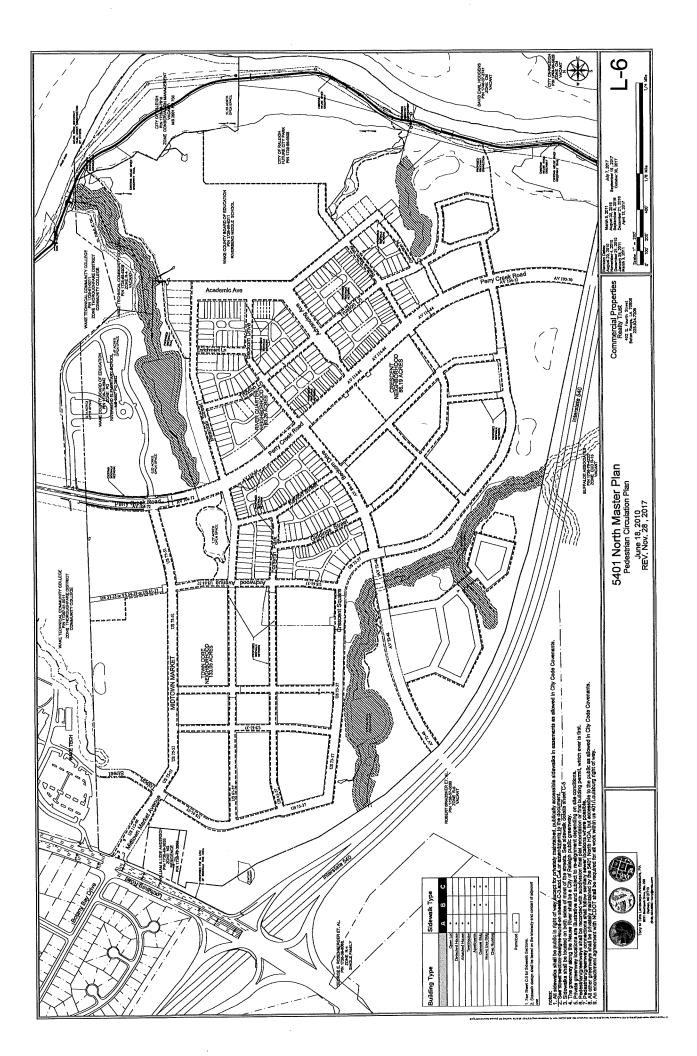


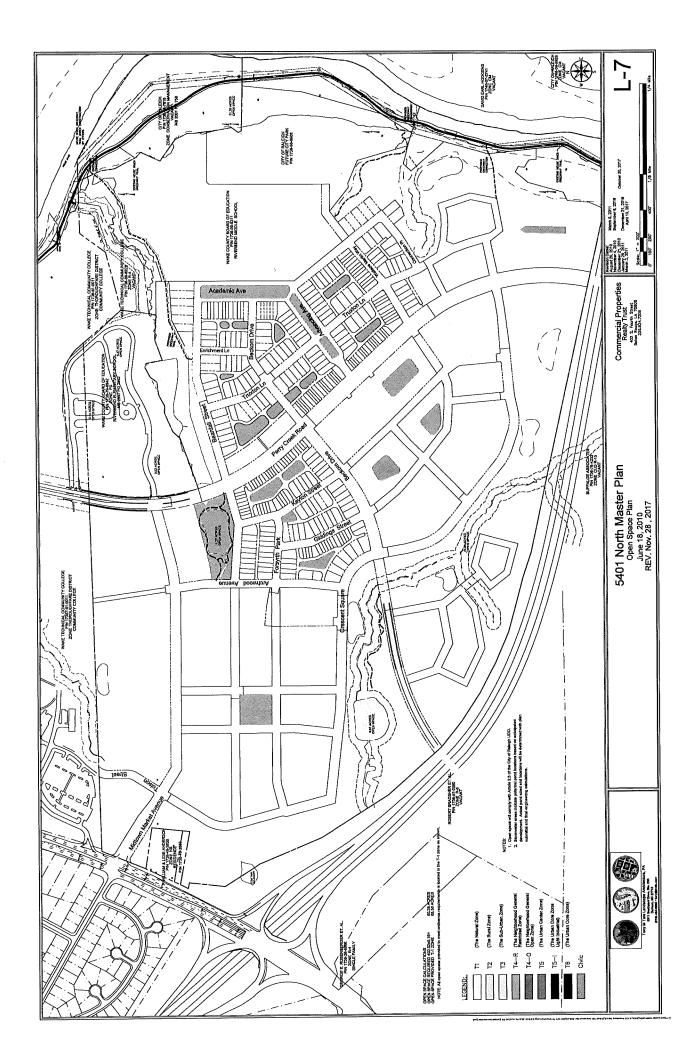


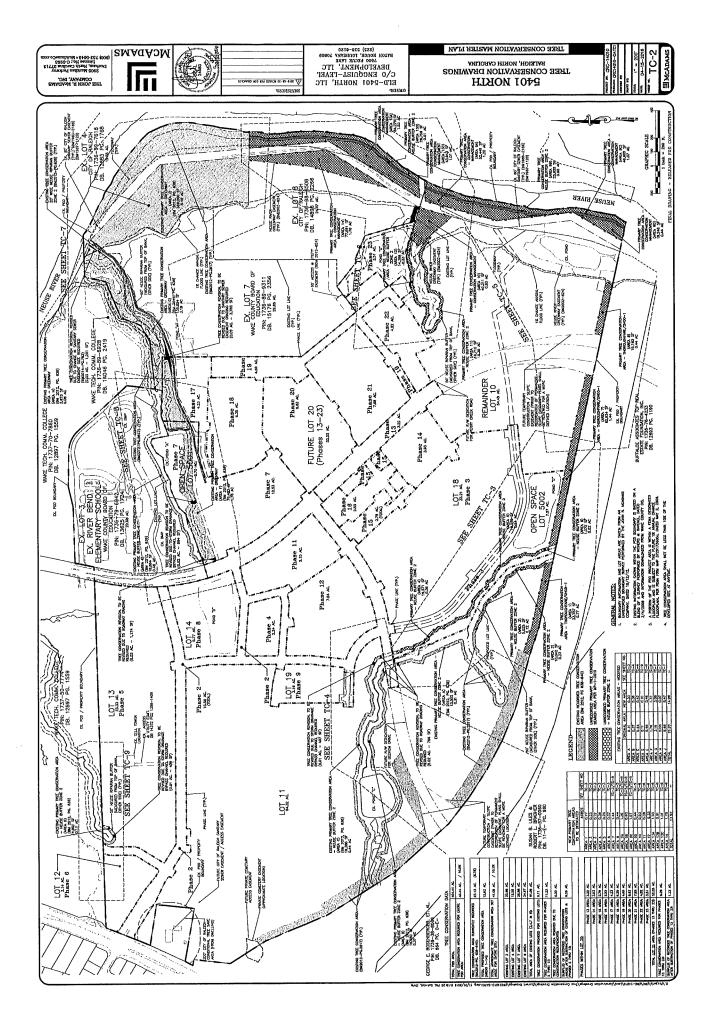


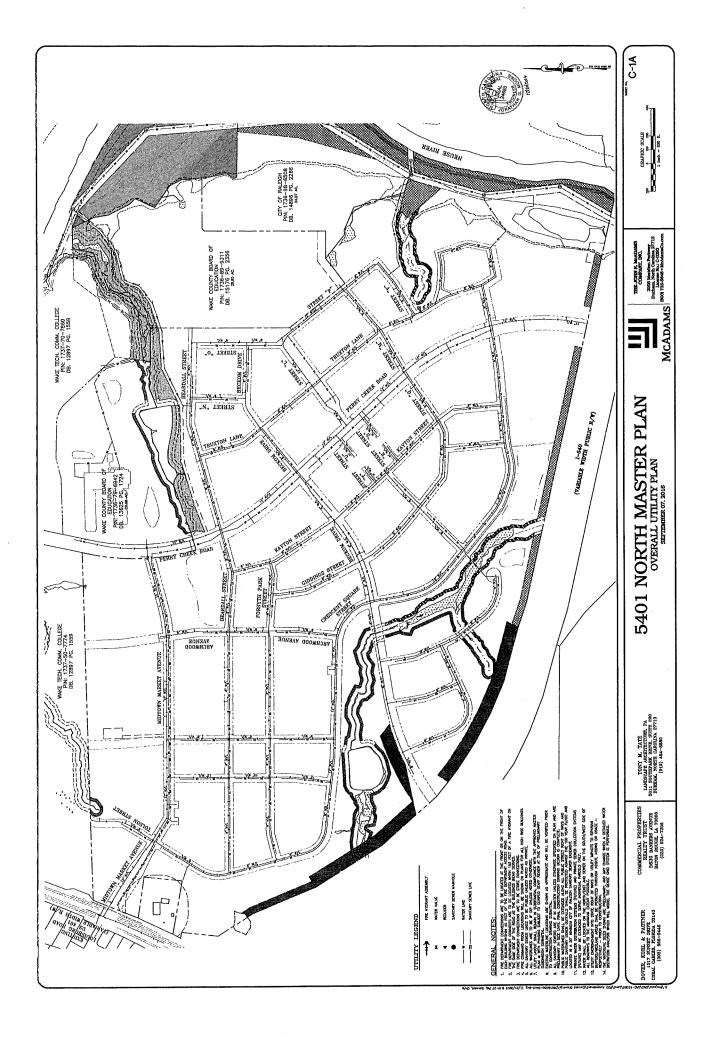


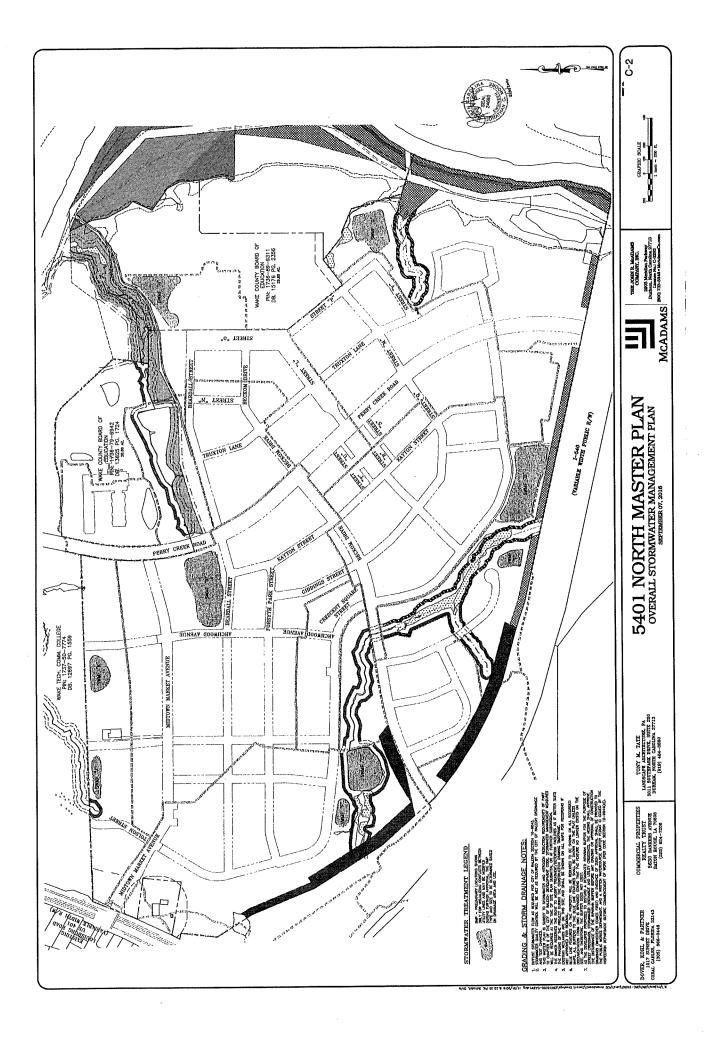


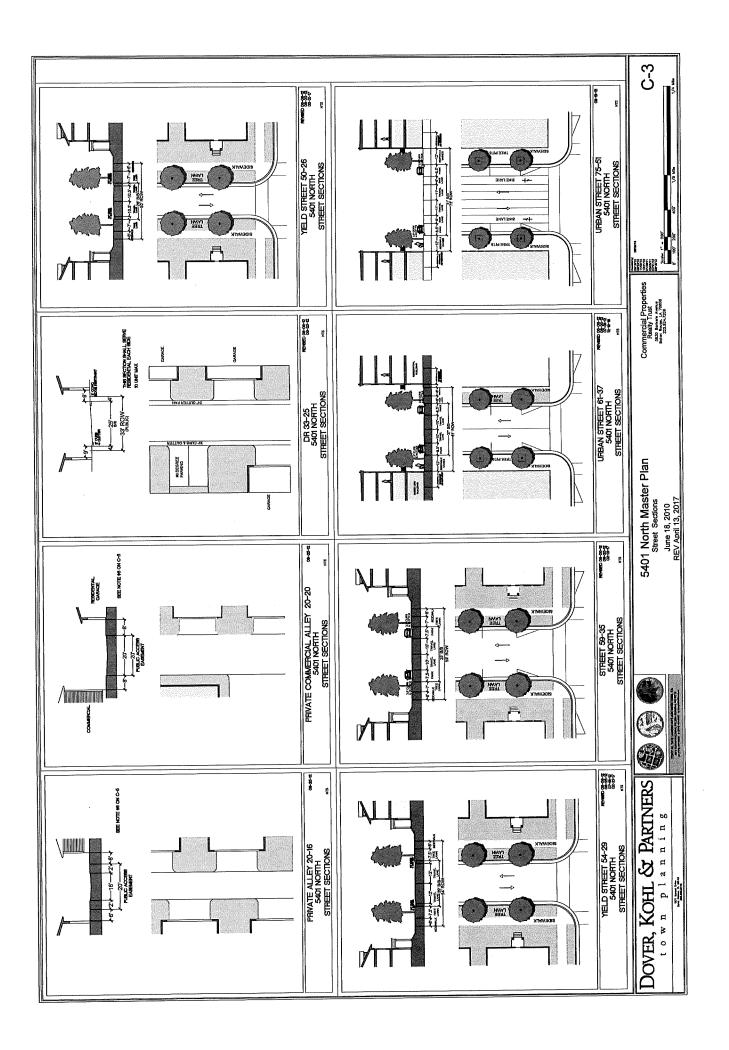


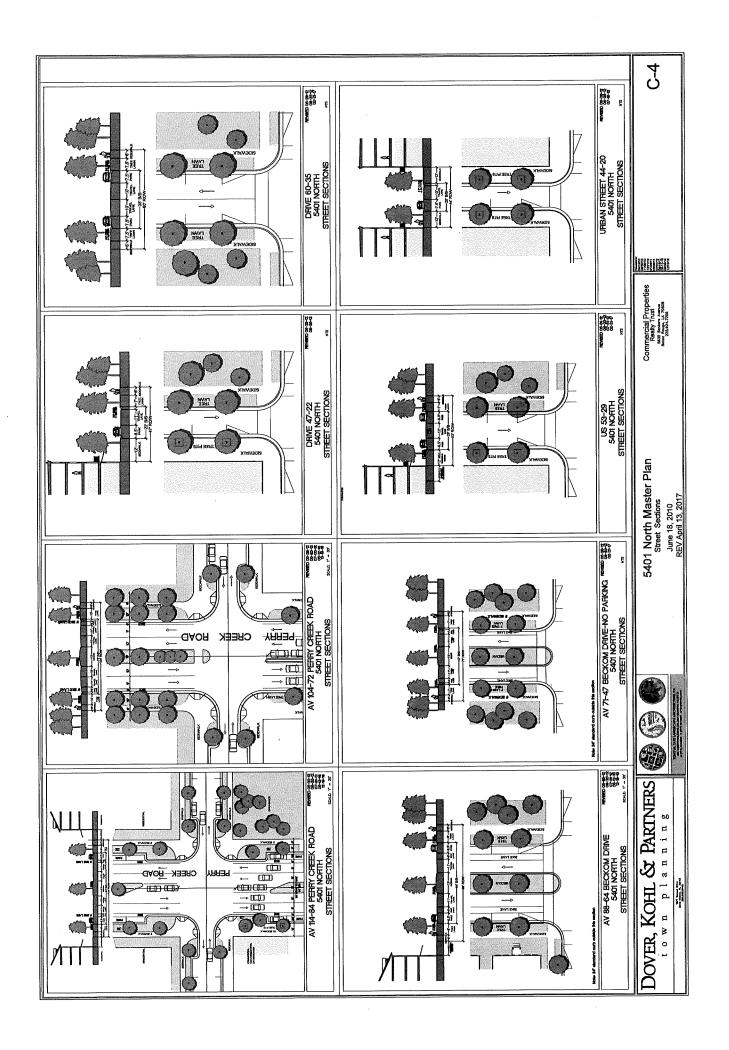


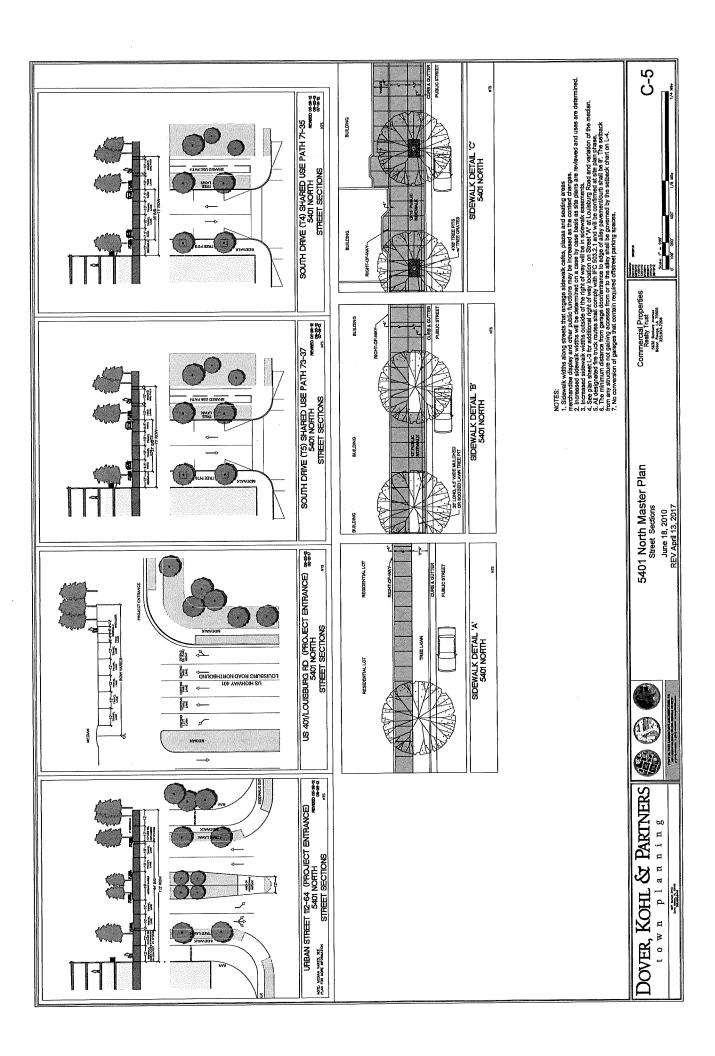












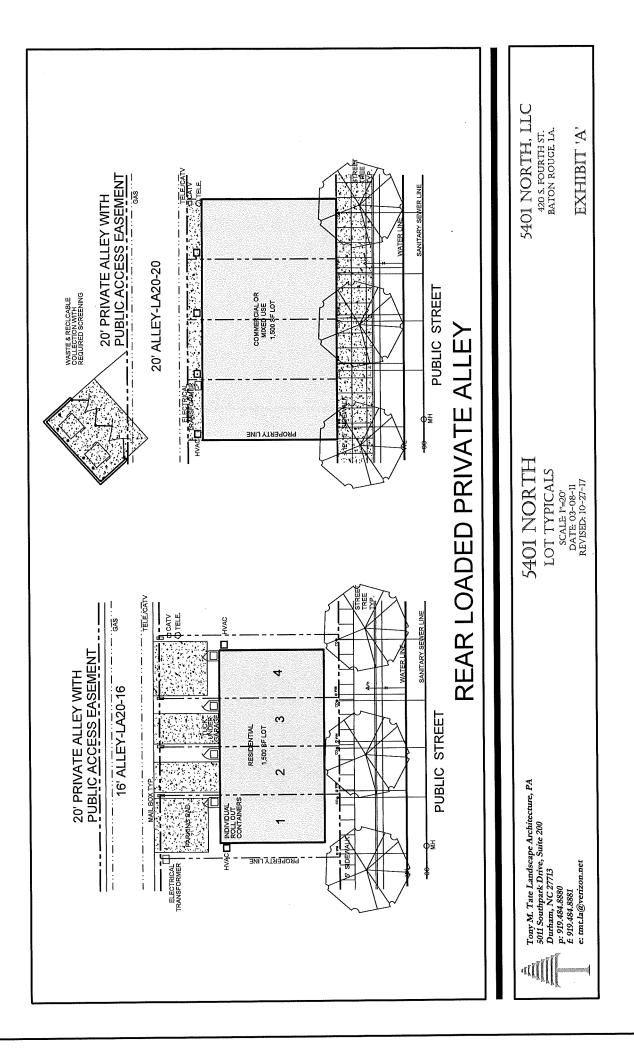
		SUM	SUMMARY BY DEVELOPMENT TRACT	TRACT
		DWELLING	NON-RESIDENTIAL SQ. FT.	
	SIZE	UNITS MAX	(FLOOR AREA GROSS)	MAXIMUM GROSS TRACT DENSITY
				APARTMENT, MIXED USE, GENERAL,
TRACT 1	133.05 AC	1300 Units	1,500,000 Sq. Ft. max.	CIVIC, TOWNHOUSE, OPEN LOT,
				DETACHED HOUSE, ATTACHED HOUSE
				APARTMENT, MIXED USE, GENERAL,
TRACT 2	86.19 AC	600 Units	500,000 Sq. Ft. max.	CIVIC, TOWNHOUSE, OPEN LOT,
			•	DETACHED HOUSE, ATTACHED HOUSE
				APARTMENT, MIXED USE, GENERAL,
TRACT 3	183.28 AC	500 Units	500,000 Sq. Ft. max.	CIVIC, TOWNHOUSE, OPEN LOT,
			•	DETACHED HOUSE, ATTACHED HOUSE
TOTAL	402 Acres	2250 units	1,605,000 S.F.	5.6 DU/ACRE
			The second secon	

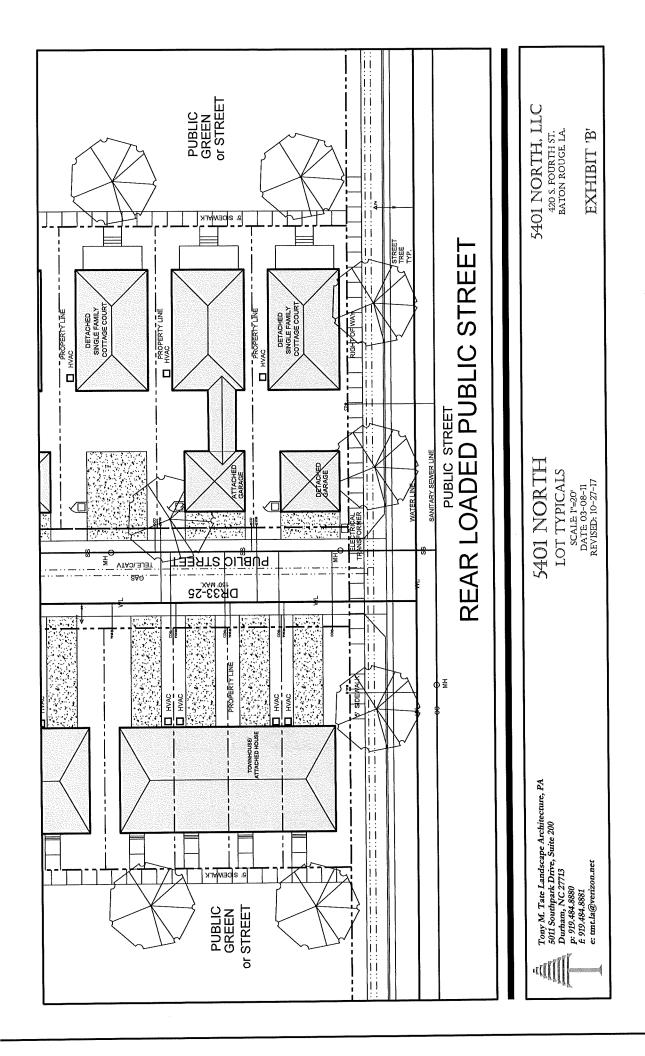
# Notes:

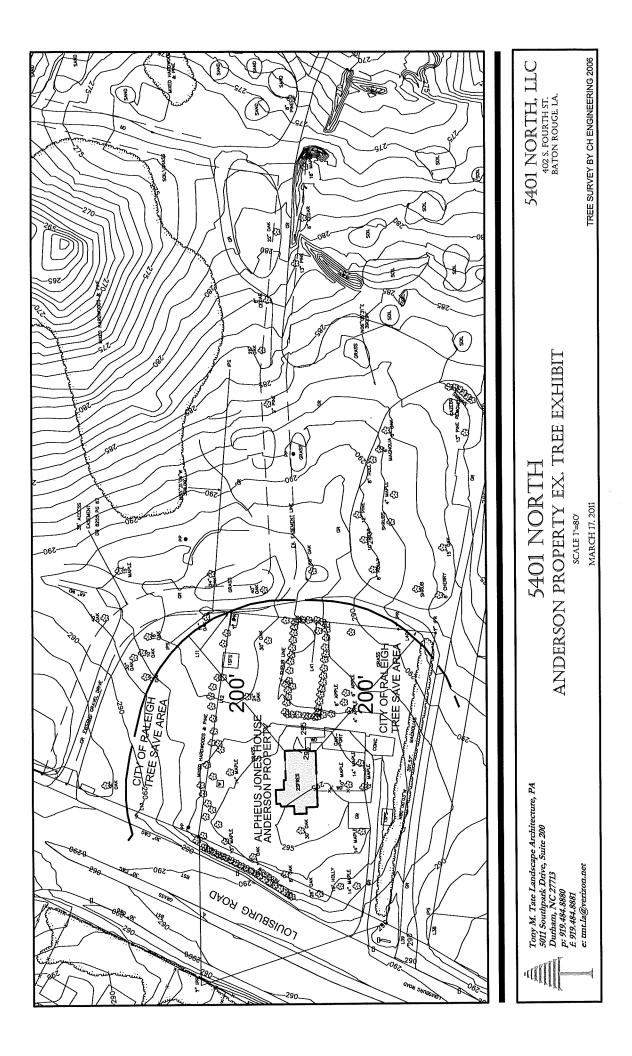
- 1. No structure shall be located closer than 50' to the Anderson property on Hwy 401.
- 2. No structure shall be located closer than 25' to the remainder of the perimeter except for the school in Tract 3.
- 3. Total area indicated above does include the area to be zoned Conservation Management adjacent to the Neuse River.

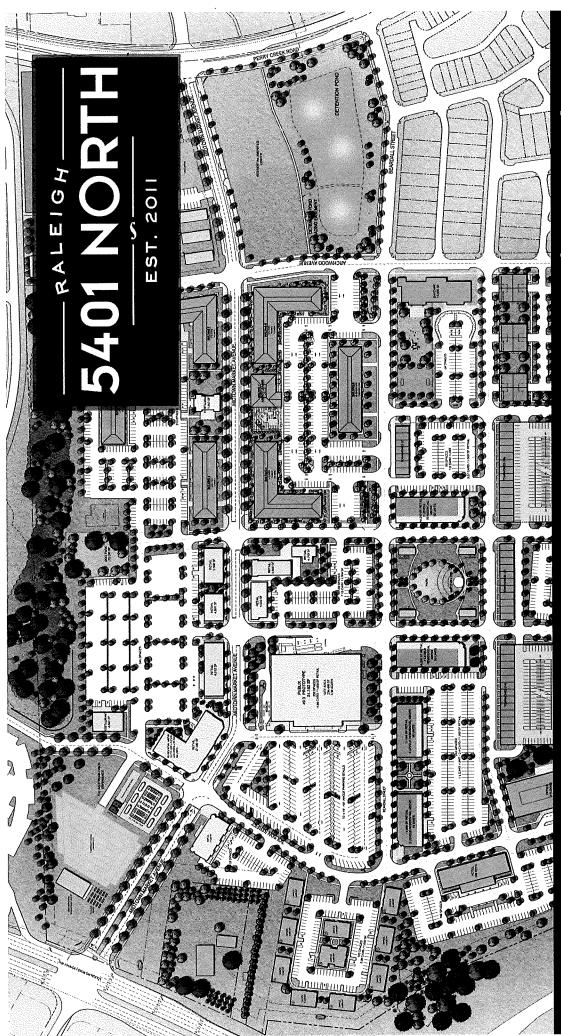
4.7.6.A.1

Residential Square Footages may be transferred between the three tracts as long as Project Maximums are not exceeded per UDO Section 4. There are no floor area ratio/ building lot coverage maximums for this site.
5. 2,250 Dwelling Units and 1,605,000 S.F. Non-Residential maximums are for the total project boundary. Dwelling Units and Non









# Master Sign Plar

Tony M. Tate Landscape Architecture



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Color Palette.....

Signage Matrix.....

Additional Sign Exhibits.....

Street Signs.....

8

was approved by the Raleigh City Council in 2012. The community lies between 5401 North, a 400 acre Master Planned Traditional Neighborhood Development, middle school, City of Raleigh Community Park, approximately 2000 residential Neuse River. 5401 North will consist of the Riverbend Elementary School, a new shops, offices in mixed-use buildings. A project of this size and the complexity Interstate 540, Louisburg Road, Wake Technical Community College and the units and vibrant town core. The town core will garner all of the uses of most small towns across the southeast including a grocer, pharmacy, small retail involve a multitude of property owners, tenants, and residents representing different requirements. This Master Sign Plan and Unified Sign Criteria will unify and enhance the village with Federally Registered Trademarked signage that will employ many styles signage within 5401 North. The village core will likely consist of many tenants and colors. Proper signage and identification is essential to commerce and core with the community at large via controls of regulatory criteria for all business success.

Architectural Review Board and the City of Raleigh. This criteria will guide the size, location, colors and the amount of signage to achieve the goals of 5401 All signage shall compliment the building architecture of the tract in which it lies. All signage shall be reviewed and approved by the 5401 North

## Commercial Properties Development Corporation

Tony M. Tate Landscape Architecture Antunovich Associates Landscape Architect:

Architect: Council:

Morningstar Law Group

Level Homes

Residential Developer:

Developer:





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9

5401 North Sign Criteria......

Table of Contents

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Sign Type Examples......

Sign Locations......

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Low Profile Sign 'A'.....

Medium Profile Sign 'A'.....

High Profile Sign 'A'.....

Tract I.D. Signs.....

13

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## 5401 North Common Signage Plan

This Common Signage Plan ("CSP") is made pursuant to Articles 4.7 and 7.3 of the Unified Development Ordinance (the "UDO"). This CSP is made applicable to each premises and open space subject to the 5401 North master plan (the "Master Plan"), and any owner of property or tenant ("Tenant") of any building in the Master Plan area.

## Architectural Review Board

review and approve sign permit applications, (ii) to track the allocated square footage of sign area, and (iii) report as directed by the City of Raleigh ("City") at the time of each 5401 North, LLC ("Owner") shall establish an architectural review board ("ARB") to (i) sign permit application: Ą

Baton Rouge, LA 70808 c/o Carolyn Martin 5401 North, LLC 402 S. Fourth St.

- Prior to issuance of a sign permit by the City, the ARB shall receive City approval of this CSP, as required by section 10.2.4. of the UDO. œ,
- The character, design, and layout of all signs shall be subject to review and approval by the ARB. The ARB may approve a proposed sign if the sign complies with the UDO and this CSP. However, the ARB reserves the right to deny any sign proposal.

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- All exterior, interior, and address signs, as defined herein, even if temporary, shall comply with the applicable requirements of this section: ď
- Owner and/or Tenant must obtain detailed sign criteria guidelines from the ARB before submitting for ARB approval of a sign. H
- Prior to ARB approval, Owner and/or Tenant must submit elevations and shop drawings to the ARB showing the size of letters, spacing, materials, mounting methods, and overall sign dimensions. 4
- Prior to applying to the City for a sign permit, Owner and/or Tenant must obtain ARB approval for the sign. mi
- Prior to installation of a sign requiring a City sign permit, Owner and/or Tenant must submit a copy of the City sign permit to the ARB. 4
- No sign shall be placed in final position without ARB approval. 'n

#### General Provision

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#### Types of signs:

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- Exterior: A sign that can be seen from a public right-of-way and located on the exterior of a building, and otherwise subject to the UDO. This definition is not intended to include any sign not regulated by the UDO.
- regulated by the UDO. This sign type does not count against the total sign area interior: A sign that is not categorized as exterior or address sign, and is not allowed for the Master Plan area. 7
- Address: A sign used to mark the physical address of a building. This sign type is regulated by the Fire Department and other emergency department regulations, and does not count against the total sign area allowed for the Master Plan area. (10") will count against the total sign area allowed for the Master Plan area, as However, that portion of any lettering for addressing that exceeds ten inches required by the UDO. mi
- applicable building codes, building warrantees, applicable City regulations, and this USC. All approved exterior signs shall be fabricated and installed in compliance with all

ď

- A lot containing a single-family dwelling may display one (1) temporary 2'x2' "For Sale" ш
- The ARB reserves the right to amend this CSP at any time. Any revision must be approved by the City. u.
- approved by the ARB. All applicable electrical permits must be secured prior to sign Sign lighting is encouraged and may be used where location and lighting means are σį
- Owner and/or Tenant signs may include differing scripts subject to approval by the ARB and conformance with the UDO. ij

#### Sign Area

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product of seventy-five square feet (75 ft.?) of ground signage per two hundred feet The total amount of ground signage permitted in the Master Plan area shall be the (200') of public street frontage adjoining any non-residential or mixed-use area identified on the Master Plan.









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- A sign shall maintain a minimum clear height of one hundred eight inches (108"). m
- <del>, i</del>
- Exhibit "A" for Directory Signs. m
- Ground Signs (Low, Medium and High Profile)
- ٠i
- ď
- No ground sign shall exceed one hundred square feet (100 ft.²) in sign area. က်
- No part of any ground sign, including projections, may extend into or over an existing public right-of-way, unless authorized by the City Council. 4
- Improvements Program-Thoroughfare Plan (a copy of which is on file in the office of the City Clerk and Treasurer) unless the owner of the sign and the property owner agree in writing to relocate and remove the sign, including No part of a ground sign, including projections may extend into or over a proposed right-of-way as shown on the amended Five-Year Capital 'n

Tate Landscape Architecture

All ground sign braces or uprights shall be self-supporting structures

Council the designation of the Master Plan area, or a portion thereof, as an area

suitable for the placement of A-frame signs.

procedures and requirements set forth in the Private Use of Public Spaces

A-Frame signs, if permitted, will be subject to the minor encroachment

4

Owner intends to petition the Planning Director to recommend to the City

Each type of sign permitted by the UDO is permitted within the Master Plan area and by

this USC. Unless specified below, applicable UDO regulations govern each sign type

A-Frame Signs

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- No premise may contain more than one (1) ground sign unless the sign is
- A special use permit issued by the Board of Adjustment in accordance with the UDO for ground signs for double frontage lots with parallel opposite one-way streets. a)

A sign that extends into the public right-of-way must obtain an encroachment

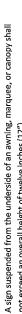
Awning, Marquee, and Canopy Signs

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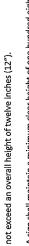
manual.

agreement.

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within the Master Plan area adjacent to a public street, and certain streets may

have multiple frontages when located interior to the Master Plan.

Public street frontage, as used in the above section III.A., refers to all property

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The total amount of ground signage permitted is subject to change, based on

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the actual amount of public street frontage as each phase is developed.

- Directory signs must be interior to the Master Plan area.
- A ground directory sign visible from the public right-of-way may be located on a premise in addition to other tract identification ground signage.
- (30") for each identified activity, business, firm, or tenant of the premise. See The maximum area of copy shall not exceed three inches (3") by thirty inches

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No premises shall exceed the maximum signage allowed for each premises by the UDO.

Each sub-district of the Master Plan area will be subject to its own Supplemental

Signage Plan governing exterior sign colors.

Sign-Specific Regulations

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identification wall signage, and additional signage beyond established maximums per

establishment.

**Exterior Sign Colors** 

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for establishments in a premise without direct grade-level public access, building

The ARB, in its sole discretion, may transfer allowable ground sign area, calculated using anywhere in the Master Plan area, including but not limited to landlord signage, signage

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the formula above, to each type of sign listed in Article 7.3 of the UDO located

for each type of sign listed in Article 7.3 of the UDO; but in no event may the maximum

sign area, size, or height be increased over one hundred percent (100%) from those

maximums established in Article 7.3 of the UDO for each particular sign type.

The ARB, in its sole discretion, may modify the height, sign size, and/or total sign area

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- There is no minimum setback requirement for buildings and structures to have a ground sign.
- No ground sign shall exceed fifteen feet (15′) in height.

- projection, at no expense to the City.
- permanently attached to concrete foundations in or upon the ground. ø,
- No sign may contain more than five (5) lines of copy.

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approved as:









A tract identification sign in accordance with UDO Section 7.3.11.

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- A directory sign in accordance with UDO Section 7.3.13.
- d) An information sign in accordance with UDO Section 7.3.13.
- Included in the approved sign criteria for Master Plans in accordance with UDO Section 10.2.12.
- A directional sign in accordance with UDO Section 7.3.13.
- 9. The sign is neither located in nor faces any pedestrian mall area.
- Non-Residential Tract Identification Signs
- The maximum extremity or structure height shall not exceed eight feet (8').
- 2. The area of copy shall not exceed sixteen square feet (16ft.²) or six feet [6') in
- See Exhibit "A" Non-Residential Tract Identification Sign.
- **Projecting Signs**

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The maximum distance from the building or structure is five feet (5').

#### H. Wall Signs

- More than one (1) wall sign may be erected on a premise, provided the total
  maximum area established by the ARB in this CSP is not exceeded.
- A wall sign may be attached to or mounted away from a building, but shall not
  project more than twelve inches (12") from the wall of a building or structure,
  measured at the bottom of the sign.
- An exterior wall sign affixed to a covered pedestrian walkway shall not be limited to the same colors as all other exterior signs.

#### Window Signs

**-**:

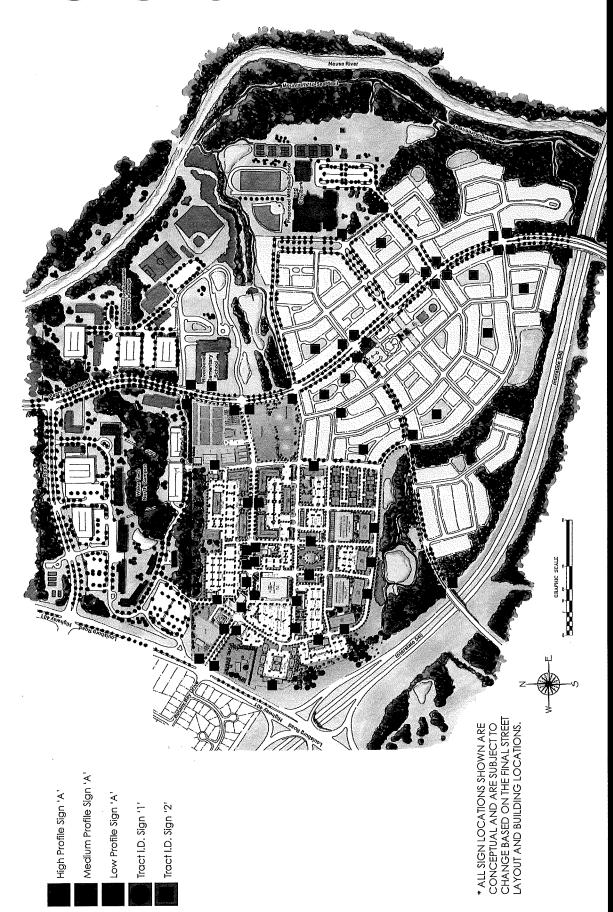
- A window sign is an interior sign attached to, or within twelve inches (12") of, a glass window.
- The maximum allowable area is twenty percent (20%) of the glass area.
- A window sign may cover only five percent (5%) of the area between four feet (4') and seven feet (7') from the adjacent sidewalk.











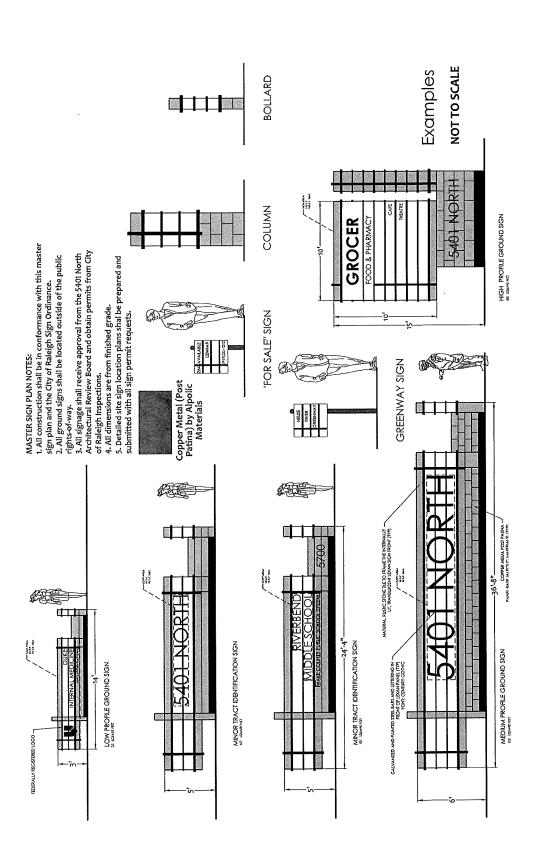
















THEATRE CAFE

FOOD & PHARMACY

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15.



SIGNAPEA 100 S.F. 100 S.F. WAX.

-10







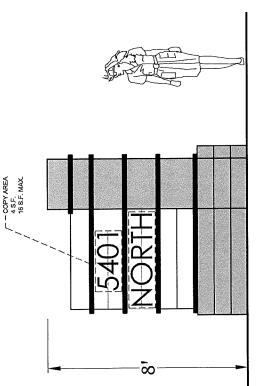
Si	Sign Criteria
Max Height-	15,
Max Sign Area-	a- 100 square feet
Size of Copy-	. 4" min tall letters
Lines of Copy-	- 5
Max # of signs-	ns- 1 Per Site
Min. Frontage-	e- 200'

HIGH PROFILE GROUND SIGN 100 SQUAREFEET

Commercial & Mixed Use High Profile Sign 'A'

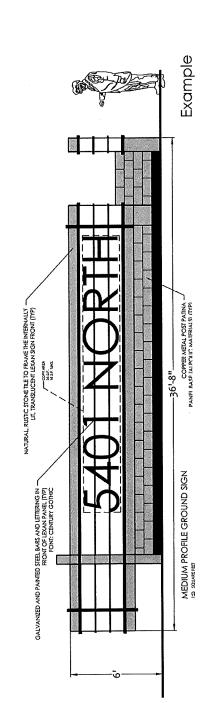






MEDIUM PROFILE GROUND SIGN 46 SQUARE FEET

Example



Commercial & Mixed Use Medium Profile Sign 'A'

#### 4" min tall letters 5 100 square feet 1 Per Site 100' Sign Criteria Max Sign Area-Size of Copy-Lines of copy-Max # of signs-Min. Frontage-Max Height-







## Sign Criteria

Max Height-Max Sign Area-

Size of Copy-Lines of copy-Max # of signs-

Min. Frontage-

10' 100 square feet 4" min tall letters 5 1 Per Site 100'

183.F. 183.F. 185.F. MAX.

Example

MINOR TRACT IDENTIFICATION SIGN 107 SQUAREFEE

20SF.

-24'-4"-

MINOR TRACT IDENTIFICATION SIGN 107 SOURFEETS

Example

Commercial & Mixed Use Medium Profile Sign 'A'





Commercial & Mixed Use Low Profile Sign 'A'



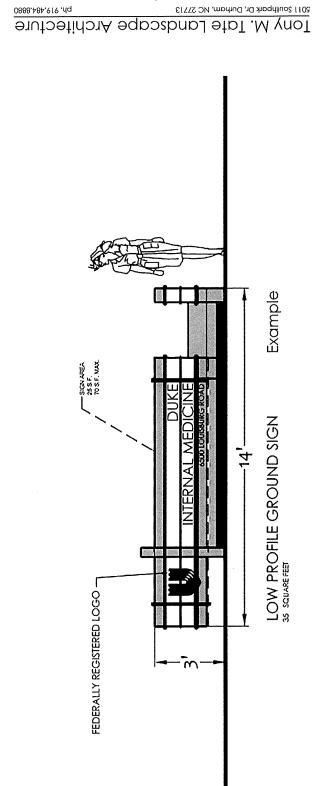
Sign Criteria





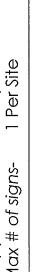


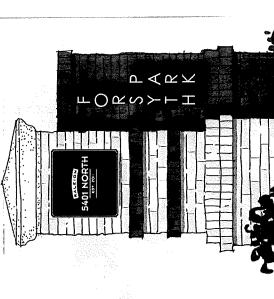
Max Height-	3.5'
Mdx Sign Ared- Size of Copy-	/u square reet 4" min tall letters
Lines of copy- Max # of signs-	5 1 Per Site
Max length-	20,











Residential Ground Monument

Tract I.D. Sign Residential

Example





Residential Ground Monument

Sign Criteria

160 square feet

Max Sign Area-Copy Height-

Max Height-

3.5' max 16 square feet













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Wake County School District 5721 river bend drive

Ground Moumnet Sign

Example Wayfinding Sign

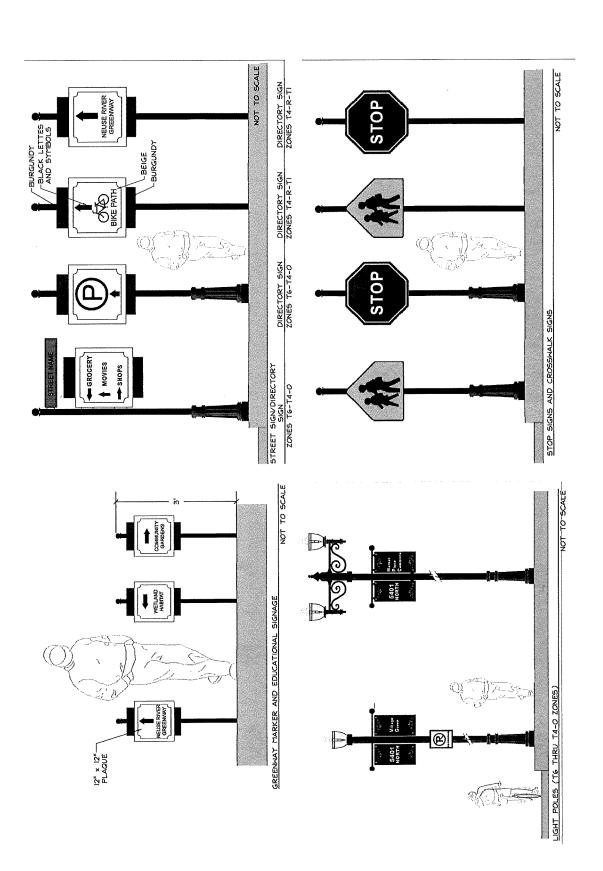
Example

Tract I.D. Sign '2'





School Sign







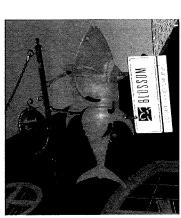










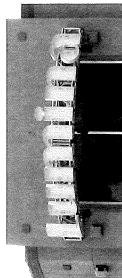


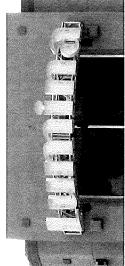


Wall Signage Examples

Projecting/Blade Signage Examples

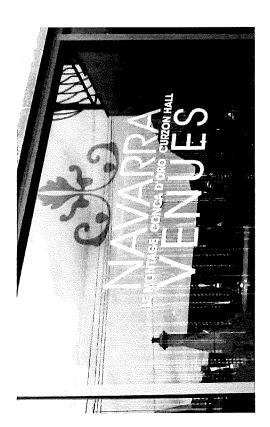
Commercial & Mixed Use Sign Exhibits

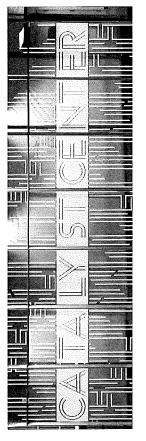




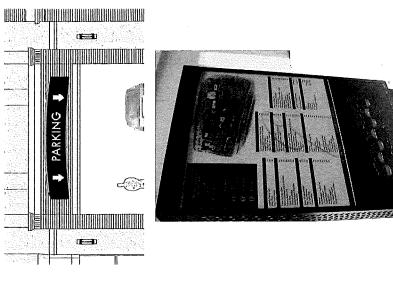












Directory Signage Examples





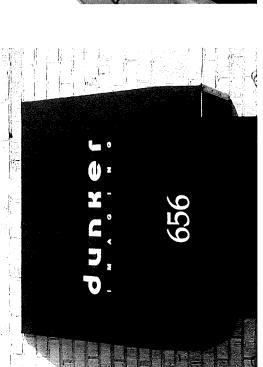


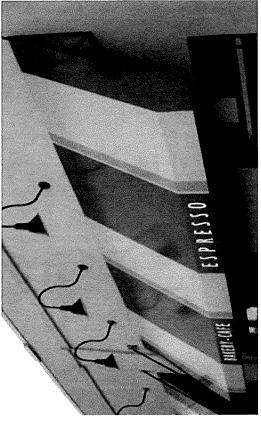
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Awning Signage Examples

Commercial & Mixed Use Sign Exhibits

AWNING GALLERY MARQUIS

WINDOW SIGN

WALL SIGNAGE

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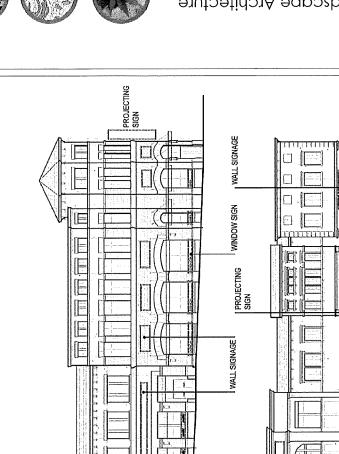
PROJECTING -SIGN

DIRECTORY SIGN-









CARCORE

Egycopy for each retailer will be limited to one aquare foot of eight state of the limited to one aquare foot of eight state for the limited post foot of eight state for examination will also be limited recumulationly to each or state foot of eight state per cach or each of eight state of each of each eight state of each eight state of each eight state eig

Retail Signage Exhibit

Commercial & Mixed Use Sign Exhibit

Typical Building Elevation with Area of Proposed Retail Signage Indicated

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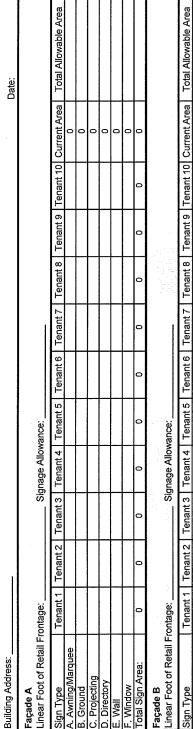
#### 0888.484.819 .dq

Total Allowable Area









5401 NORTH TENANT SIGN MATRIX

Façade A

Ground

Sign Type A. Awning/Marquee B. Ground C. Projecting D. Directory F. Window Total Sign Area: Wall

Façade B

Signage Allowance:

inear Foot of Retail Frontage:

Façade C

Tenant 9 | Tenant 10 | Current Area Tenant 8 Tenant 7 Tenant 4 | Tenant 5 | Tenant 6 Tenant 3 Tenant 2 Tenant 1 Sign Type A. Awning/Marquee B. Ground Projecting Directory Wall

Linear Foot of Retail Frontage: Façade D

Signage Allowance:

Sign Type	Tenant 1	Tenant 2	Tenant 3	Tenant 4	Tenant 5	Tenant 6	Tenant 7	Tenant 8	Tenant 9	Tenant 10	Current Area	Tenant 1 Tenant 2 Tenant 3 Tenant 4 Tenant 5 Tenant 6 Tenant 7 Tenant 8 Tenant 9 Tenant 10 Current Area Total Allowable Area
A. Awning/Marquee											0	
B. Ground											0	
C. Projecting											0	
<ul><li>D. Directory</li></ul>											0	
E. Wall											0	
F. Window											0	
Total Sign Area:	0	0	0	0	0	0	0	0	0	0	0	

Commercial & Mixed Use Tenants Sign Matrix



### Colors

Black

White

