

**ORDINANCE (1999) 606 ZC 460**  
**Effective: 7/20/99**

**Z-38-99 East Davie Street**, south side, bounded by east and west sides of South Bloodworth Street and north and south sides of East Cabarrus Street, and west of Chavis Way, being various parcels and Wake County Tax Maps. Approximately 3.92 acres rezoned to include Planned Development Conditional Use Overlay District according to CR-9880.

Conditions: 02/25/99

A. All development on the property shall be in accordance with the Master Plan (MP-1-99).

B. Any future development shall comply with Planning Commission Certified Recommendation No. 7107.

MP. 1.99

July 6, 1999

## **Block A-21 Planned Development Conditional Use Overlay District Master Plan Narrative**

### **Description of A-21PDD Area**

The property included within the boundaries of the proposed Block A-21 Planned Development District, ( A-21 PDD ) is city owned and currently vacant. The PDD Master Plan prescribes the requirements for the future development of that property.

The development concept for Block A-21 and the PDD is one of mixed use, emphasizing residential land use while allowing office / commercial land uses in specific areas.

Of the property which makes up A-21 PDD, The block A-21 is the largest continuous property assemblage. Other than the SE corner of the block, this block lies entirely within the PDD.

Other properties include; .14 acres on the west side of Bloodworth, .46 acres at the SW corner of the intersection of Cabarrus and S. East Street, .55 acres at the SE corner of the same intersection, a .27 acre lot midblock on S. East Street between Cabarrus and Davie Street, and .82 acres of property which fronts on Chavis Way and includes the Rex Senior Health Center.

Currently the site is zoned Business and Residential Business

Most of the PDD area is also within the Downtown Residential Housing Overlay Zoning District. Only areas E and F are outside this district. It is not within the Open Space Exemption zone or the Downtown Off Street Parking Exemption zone

Approval of the PDD will permit additional density within this part of the overall DRHOZD.

The site does not display any environmental or archeological significant areas. Nor does the site include any areas which could be classified floodway or floodfringe

A preliminary circulation plan is part of the overall master plan. Indicated are driveway cuts, an access to parking areas, and private alleys.

Traffic Impact Analysis has been completed for the Block A-21PDD reflecting the maximum buildout condition described further in this narrative. This information is presented under separate cover.

### **Prohibited Land Uses**

Locations and quantities of land use are illustrated on the Master Plan. The following is a detailed list of land uses that shall not be permitted within the A-21 PDD:

Wholesale laundry, dyeing, and dry cleaning	Warehousing / Wholesaling
Utility services	Kennels
Transportation facilities as shown on 10-2071	Correctional facilities
Parking lots as a principle use	Automotive service and repair
Boarding houses	Crematory
Manufacturing and Industrial uses	Mobile / Modular Homes
Bars, nightclubs, taverns, and lounges	Rifle range
Adult entertainment establishments	Exterminating services
Public telephones	Riding stable
Cemetery	Agricultural as shown in 10-2071
Single Family detached on Block A-21	

### **Acceptable Land Uses**

Proposed land use categories include the following:

#### *Residential*

The residential category includes all dwelling and congregate care uses and permits everything from attached multifamily housing to duplex / triplex detached housing, and single family development in one specific area of area A.

Other requirements call for:

- 45' Ht. limitation
- Setbacks in compliance with DRHOD requirements with a maximum of a 10' front yard setback
- minimum 4000 sf lots for duplexes / triplexes

#### *Retail / Office / Other Commercial*

This category permits commercial and office uses not specifically prohibited. Buildings in this area can also be mixed use coupling commercial or office with residential. However, these proposed land uses must conform to overall regulations of the PDD as well as the city's.

Other requirements call for:

- 45' Ht. limitation
- No front yard setback / buildings to be just outside R/W
- Rear yard setback of 0'
- Residential uses are restricted to condominiums or apartment houses
- 650 sf / unit minimum

### **Development Requirements**

The overall PDD area is subdivided into 6 areas. These areas are described and development requirements are prescribed for them as follows:

#### **Area A**

*Property within Area A includes the Bloodworth Street blockface of block A-21 (.77 acres ) and 2 lots across Bloodworth (.14 acres ).*

These properties are restricted to residential land use only with one minor exception. The spectrum of residential dwelling types and density permitted in this area ranges from attached housing with a maximum density of 45 units per acre, ( which would allow 35 units on the east side of Bloodworth ), to duplex / triplex detached housing at a minimum density equivalent to R-20, ( which will result in 16 units on the east side of Bloodworth ). This is based on an average unit size of 1200 square feet per unit.

One exception is the west side of Bloodworth where single family dwelling units will be permitted.

The city owns 2 lots on the west side of Bloodworth and 2 additional lots are designated for acquisition. Only the 2 lots, which are city owned, are included in Area A and the PDD.

The NW corner of Block A-21 is afforded the option of a first floor commercial or office use. Parking would be permitted below grade in the instance of attached housing

#### **Area B**

*Area B includes property on Block A-21 which fronts S. East Street except the SE corner of Block A-21. (.81 acres)*

This property is designated for buildings with a singular or mixed use. Buildings can range from 100% residential to 1/3 commercial / office and 2/3 residential. No single floor may be occupied by different uses.

Provisions must be made for a mid block drive in Area B or between Areas B and C.

#### **Areas C**

*Area C is the SE corner of Block A-21.*

Area C is not included in the PDD. At such time as the existing land uses are no longer in existence, this area shall carry the same requirements for development as Area B. Existing land uses are permitted to remain as long as required.

#### **Area D**

*Area D is the SW corner at the intersection of Cabarrus and East Streets.*

Development of this .46 acre property can range from attached housing at a R-20 density to single family detached housing on a minimum lot size of 4,000sf ( 5 lots ). Building height is limited to 2 story 30'

#### **Area E**

*Area E is the SE corner at the intersection of Cabarrus and East Streets.*

This property contributes .35 acres or 9.0% of the total area in the PDD. Existing storm water outfall and sewer easements make this area undevelopable.

#### **Area F**

*The property comprising Area F includes the entire block face of Chavis Way between East Davie Street and Cabarrus Street including the building housing the Rex Senior Health Center and parking areas, .82 acres as well as a .27 acre lot midblock on S. East Street.*

This property is restricted to the development requirements specified for Area B, except that building height is limited to 2 story 30' and that 50% must be residential.

At such time as the existing parking function is removed and the property developed, parking facilities in the same quantity shall also be supplied

#### **Amendments**

Land uses may be expanded or contracted in area by 15% without approval by city council.

#### **Phasing**

Phasing of development is designated as phase 1 and phase 2. Phase 1 of development includes areas A and D. The development prescription for these 2 phases is residential totaling 1.37 acres or 35% of the total PDD area. Streetscape improvements will coincide with building

construction. Each development will be responsible for streetscape improvements for the length of street they front.

**Streetscape Improvements / Landscaping**

Streetscape improvements shall include street trees at a minimum of 30' on center and in accordance with the Raleigh streetscape Master Plan. Also provided by the developer shall be sidewalks in accordance with city standards including accessible ramps at corners. This shall apply to the entire street frontage associated with the parcel being developed.

Required landscaping shall also comply with the vehicle surface standards section of the ordinance.

**Open Space**

Open space is provided by area E. This area is equivalent to .35 acres or 9% of the total A-21 PDD area. Because of the urban nature of this area and the immediate adjacency of the Chavis Greenway area and the recreation areas proposed by the future Museums Magnet School it is felt that the requirement of 15% open space is not necessary. The designation of this property as open space will allow for the designation of a Nuese River riparian buffer here.

**Water / Sewer Service**

Water and sewer service to development within the A-21 PDD will be from existing service lines along the surrounding streets. No extensions will be required.

**Yards and Heights**

The setbacks and height requirements for construction within the Block A-21 PDD are as follows

Building Height / 45 feet maximum ( reference requirements for specific areas )

Setbacks	/	Residential: 10' front yard maximum. Single Family / Duplex / Triplex 10' side yard aggregate / 5' min. single family 20' rear yard for residential	Office / Commercial:	0' front yard 0' side yard 0' rear yard
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Setbacks can not reduce those required by the North Carolina Building Code.

**Maximum Build Out**

If the maximum densities identified for the PDD were realized the following building inventory would be added to this area of Southeast Raleigh.

	<b>Min Buildout (residential focus)</b>	<b>Max Buildout (max. c/o space)</b>
Area A	8 residential units 10 units / acre	35 residential units 45 units / acre 6,000sf commercial / office
Area B	63 residential units	18,700sf commercial / office 42 residential units
Area C	existing shop	existing shop ( Not included in PDD )
Area D	5 units @ 4000sf lots	10 units/ 22 units per acre
Area E	open space	open space
Area F	existing office / 9,000sf existing parking / 28 spaces 26 parking spaces	existing office / 9,000sf existing parking / 28 spaces 3,750sf commercial / office

4 residential units

The number of residential units per area is calculated using 900sf as an average unit size in the instance of apartments or other multifamily attached housing where density based on acreage is not used.

Maximum buildout results in 91 residential units and 37,450sf of commercial / office space

**Parking**

The urban nature of the PDD area, existing parking facilities controlled by the city, and future parking facilities planned by the city combined, decrease the need for meeting the city's parking requirements. Per the city ordinance the parking requirement for maximum buildout would be 247 spaces. Of the total square footage ( 37,450 ), ½ is designated office and ½ is designated as retail. Residential development shall provide 1 parking space per unit and retail / office development shall provide 1 parking space per 400 sf of gross floor area. 25% of the parking required may be provided by on street parking

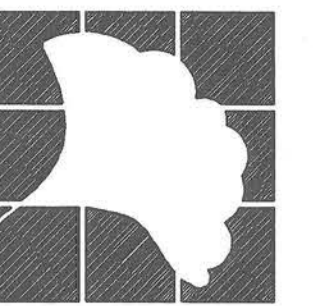
**PARKING**

<u>Land use</u>		<u>Required</u>	<u>Proposed</u>
Residential	91 units	91 spaces	91 spaces
Office	18,725 sf	63 spaces	
Retail	18,725 sf	93 spaces	
Subtotal Office / Retail		156 spaces	94 spaces
Total		247 spaces	185 spaces

We are requesting a 40% reduction in the spaces required for the office / retail component of this maximum buildout scenario.

- 61 spaces are provided by the interior parking lot provided on Block A-21.
- 30 spaces are provided beneath attached housing on Bloodworth
- 28 spaces are existing in area F
- 20 spaces are provided by expanding the existing parking in area F
- 10 spaces are required off street in area D
- 36 spaces provided on street ( 19.5% of total )

On street parking should be permitted on both sides of Bloodworth Street and S. East Street and on the Block A-21 side of Davie and Cabarrus streets. Utilization of on street parking cannot exceed 42 spaces ( 25% of total ).



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## Block A-21 Area

### Planned Development Conditional Use Overlay District

#### MASTER PLAN

#### Consultants



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#### Professional Seals



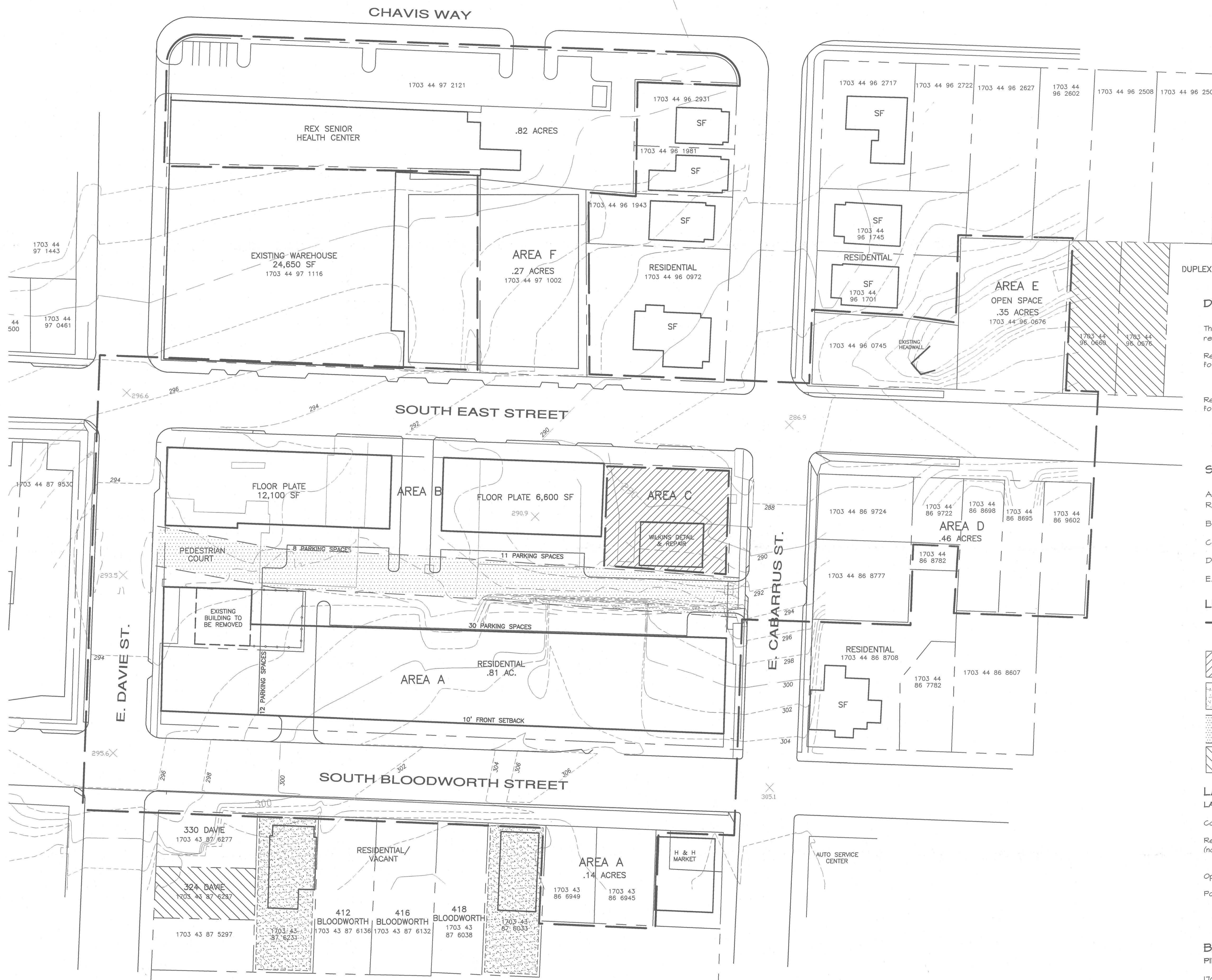
#### Revisions

No.	Date	By

Date Issued: 1.15.99  
Scale 1"=30'  
Drawn by: CLE/BAL  
Checked by: BHS  
Sheet No.

# LA-1

of 1 sheet



#### DEVELOPMENT CONCEPT

The concept for Block A21 allows for commercial & residential development within the Block A-21 PDD.

Requirements for commercial development include the following:  
 --3 stories, 36' height  
 --No front setback

Requirements for residential development include the following:  
 --3 stories, 36' height  
 --10' front yard setback MAX.  
 --Minimum 4,000 sf lot for single family or duplex

#### SITE DATA

- A. TOTAL AREA IN PDD = 3.92 AC. (excluding R/W)
- B. BLOCK A21 = 2.05 AC.
- C. 30' EASEMENT = 0.30 AC.
- D. AREA C = 0.17 AC.
- E. OPEN SPACE = 0.41 AC.

#### LEGEND

- BOUNDARY OF PDD INCLUDING ALL PROPERTIES CURRENTLY OWNED BY CITY OF RALEIGH
- [Hatched Box] PRIVATELY HELD PROPERTY WITHIN OVERALL PDD BOUNDARY
- [Dotted Box] PROPERTY OUTSIDE OVERALL PDD BOUNDARY WHICH IS SCHEDULED FOR ACQUISITION BY CITY OF RALEIGH
- [Stippled Box] 30' WIDE CITY OF RALEIGH SANITARY SEWER AND STORM EASEMENT
- [Diagonal Lines Box] PROPERTY OUTSIDE PDD OWNED BY CITY OF RALEIGH

#### LAND USE CATEGORIES

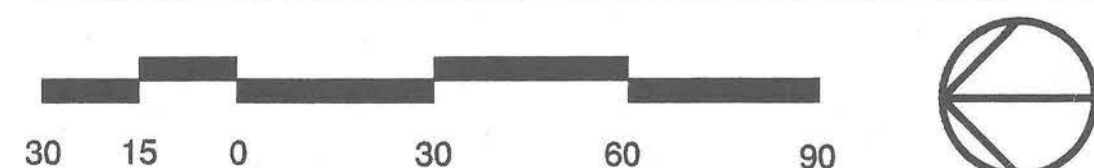
LAND USE / MAXIMUM BUILDOUT

- Commercial: 87,150 sf
- Residential: (not including west side of Bloodworth)  
Attached: 55 units
- Open Space: .41 Acres (10.4%)
- Parking:  
Required: 338 per ordinance  
Proposed: 50% reduction  
169 required  
171 proposed

#### BLOCK A21 PROPERTIES

- PIN #s:
- 1703 44 87 9212
  - 1703 44 87 9110
  - 1703 44 87 9003
  - 1703 44 87 8244
  - 1703 44 87 7244
  - 1703 44 87 8107
  - 1703 44 87 8102
  - 1703 44 87 8008
  - 1703 44 87 8024
  - 1703 44 87 8000
  - 1703 44 86 8903

#### SITE PLAN



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