

**ORDINANCE NO. (2022) 411 ZC 843**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:**

**Section 1.** That Part 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

- 1. Z-7-22: 6700, 7022 Capital Boulevard**, on the northeast corner of the intersection of Capital Boulevard (US-1) and I-540, consisting of Wake County PINs 1727742742, and 1727838941. Approximately 121.47 acres rezoned to Commercial Mixed Use-5 stories-Conditional Use w/Special Highway Overlay District-2 (CX-5-CU w/SHOD-2).

Conditions dated: August 9, 2022

1. The portion of the subject property that is north of Perry Creek, and only that portion, shall be subject to following standards:
  - a. Permitted residential uses shall be limited to single-unit living, two-unit living, multi-unit living and accessory uses.
  - b. The apartment building type shall be prohibited.
  - c. The maximum residential building height shall be three (3) stories or 50 feet (50’).
  - d. Non-residential uses shall only be permitted within 500 feet of the Capital Boulevard (U.S. 1) right-of-way. The following additional standards shall apply within this 500 ft zone:
    - i. The maximum building height shall be 4 stories or 68 feet.
    - ii. The maximum ground story floor plate area for any non-residential building type shall be 24,000 square feet, excluding area used for structured parking.
2. Non-residential uses for the entire property shall be limited to a maximum of 250,000 square feet.
3. The 100-year Floodplain shall remain undisturbed from added fill except for the installation of streets, sidewalks, utilities, stormwater conveyances, greenway trails, fencing, or other public improvements.
4. Development of 7022 Capital Blvd (Parcel No. 1727838941; Deed Book 014631 / Page 01926) shall include a public street connecting Triangle Town Boulevard to the northern property line to align with Draper Road and a public street connecting Triangle Town Boulevard to the eastern property line to align with Creekwater Drive. The approximate locations of the Draper Road and Creekwater Drive connections are shown in the attached Exhibit A. These street connections shall be completed in the development phase in which they are located. The final locations and alignment of the street connections shall be determined at the site plan stage.
5. A minimum ten ft (10’) wide pedestrian and bicycle multi-use crossing of Perry Creek shall be provided on 7022 Capital Blvd (Parcel No. 1727838941; Deed Book 014631 /

- Page 01926). This pedestrian and bicycle multi-use crossing shall be completed in the development phase in which it is located. The final location and alignment of the crossing shall be determined at the site plan stage.
6. A landscape buffer with a minimum width of fifty ft (50') measured from the property line abutting US-1 and I-540 shall be provided. The landscape buffer shall be planted according to the planting requirements for the SHOD-1 protective yard (UDO Section 5.3.1.F) unless established as Tree Conservation Area in accordance with UDO Article 9.1. Existing vegetation and the plantings already required by the SHOD-2 protective yard, where applicable, may be credited towards the planting requirements. The landscape buffer may include greenways, other pedestrian trails, vehicle access, walls, berms, easements including slope or drainage easements, utilities, and other encroachments as permitted by the UDO. New plantings shall only be required within North Carolina Department of Transportation slope or drainage easements if permitted by the North Carolina Department of Transportation.
2. **Z-63-21 912 Hodges Street**, on the south side of Hodges Street beginning at a point roughly 125 feet east of Paula Street and running to the railroad bridge, consisting of Wake County PIN 1715117286. Approximately 13.28 acres rezoned to Planned Development (PD) with a base of Office Mixed Use-Seven Stories-Urban Limited (OX-7-UL).

Conditions dated: None

3. **Z-66-21: 3900 Mitchell Mill Road**, located approximately 0.75 miles east of the intersection of Mitchell Mill Road and Louisburg Road (US 401), consisting of Wake County PIN 1747464777. Approximately 2.0 acres rezoned to Commercial Mixed Use-Three Stories-Conditional Use (CX-3-CU).

Conditions dated: June 3, 2022

1. The Apartment building type shall be prohibited.
2. The following non-residential uses shall be prohibited: Day Care Center; Adult Establishment; Outdoor Sports or Entertainment Facility (250 seats), Short-Term Rental, Bed and Breakfast, Hospitality House; Bar, Nightclub, Tavern, Lounge; Vehicle Fuel Sales (including gasoline and diesel fuel); Detention Center, Jail, Prison; Check cashing, payday loan; Pawnshop; Amusement Center, Game Arcade, Billiard Hall, Pool Hall, Bingo Parlor, Shooting Range; Telecommunication Towers: Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium.
3. The hours of operations of an eating establishment use as described in UDO Sec. 6.4.1 0.C.1, and the hours of operations of retail sales use as described in UDO Sec. 6.4.11 A, except for any retail use that sells prescription medications, can begin no earlier than 6:00 AM and end no later than 11 :00 PM, including all deliveries.
4. Drive-throughs are prohibited.
5. At the time of a subdivision or site plan, the applicant will dedicate a City of Raleigh Greenway Easement along the NR Rocky Branch greenway corridor

identified in the City of Raleigh Comprehensive Plan. The area to be dedicated as City of Raleigh Greenway Easement shall consist of a 50-foot-wide buffer along the NR Rocky Branch greenway corridor (measured from waterbody top of bank, along the entire length of the water body within the property boundary) plus that area of the property located within the 100-year floodplain.

6. Vehicle Parking shall be located behind any commercial building developed on the site.
7. In addition to the requirements of UDO Section 7.2.7 and prior to site plan approval of any future development on the site, five (5) evergreen shrubs will be planted behind the road right-of-way and along the parcel frontage of Mitchell Mill Road.

**Section 2.** That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

**Section 3.** If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinances which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

**Section 4.** This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council.

**Section 5.** That this ordinance shall become effective as indicated below.

**Adopted:** September 6, 2022

**Effective:** September 11, 2022

**Distribution:** Planning and Development  
Inspections  
City Attorney  
Transcription Services – Taylor

# HODGES STREET MULTIFAMILY

## PLANNED DEVELOPMENT DISTRICT/MASTER PLAN

REZONING CASE #: Z-63-2021  
 RALEIGH, NORTH CAROLINA



555 Fayetteville St, 3rd floor  
 Raleigh, NC 27601  
 P 919.275.5002  
 urbandesignpartners.com  
 nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING  
 FOR REVIEW PURPOSES ONLY

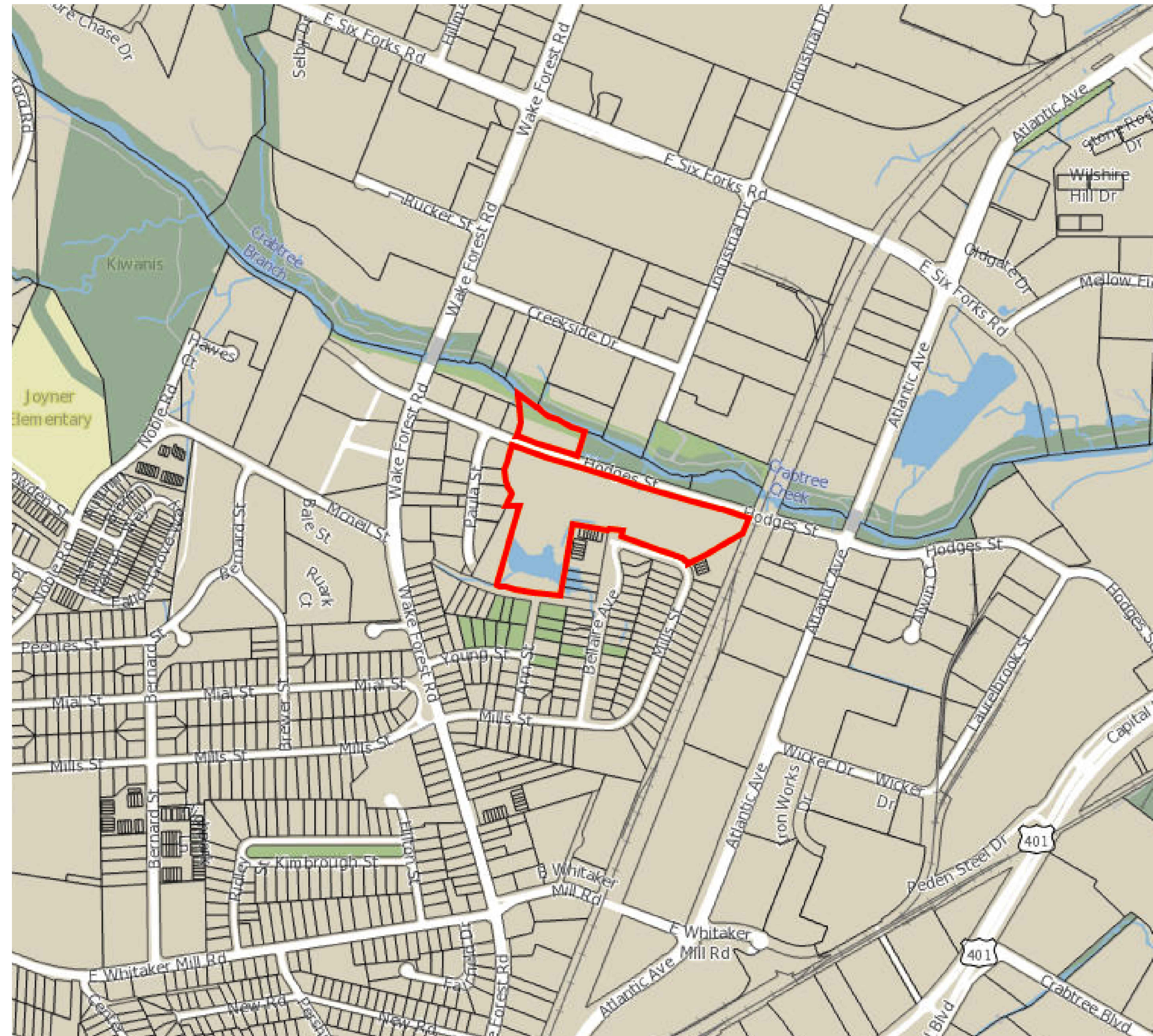
04/01/2022

BEACON PARTNERS  
 500 E MOREHEAD ST. STE 200  
 CHARLOTTE, NC 28202

HODGES STREET MULTIFAMILY  
 COVER SHEET  
 912 Hodges Street Raleigh, NC 27608

### GENERAL NOTES:

- SUBDISTRICTS AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
- 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.
- THIS PLAN PROPOSES A DEDICATED PEDESTRIAN PUBLIC ACCESS EASEMENT WITH A 10' MULTIPURPOSE TRAIL RUNNING NORTH-SOUTH THROUGH THE PROPERTY CONNECTING RESIDENTIAL COMMUNITY TO HODGES STREET. IN ADDITION THE PLAN PROPOSED IN COLLABORATION WITH THE CITY OF RALEIGH PARKS AND RECREATION A NEW PEDESTRIAN BRIDGE THAT WILL CONNECT THE SOUTH SIDE OF CRABTREE CREEK TO THE CRABTREE GREENWAY TRAIL TO THE NORTH.
- PHASE 1 OF THE DEVELOPMENT IS PROPOSED TO INCLUDE SUBDISTRICT A AND SUBDISTRICT C. SUBDISTRICT B IS PROPOSED TO BE COMPLETED IN PHASE 2. HOWEVER, PROJECT PHASING IS SUBJECT TO CHANGE. PHASING MAY FOLLOW EXISTING OR PROPOSED PROPERTY LINES / RIGHTS-OF-WAY. PHASING IS NOT REQUIRED TO BE SEQUENTIAL. FINAL PROJECT PHASING WILL BE DETERMINED AT TIME OF PERMITTING.
- OPEN SPACE IS DEPICTED IN CONCEPT ONLY AND IS SUBJECT TO CHANGE BASED ON A FINAL LAYOUT AND ENVIRONMENTAL DETERMINATIONS. REQUIRED OPEN SPACE MAY BE MET WITHIN A SINGLE SUBDISTRICT OR MAY BE PROVIDED IN MULTIPLE SUBDISTRICT AREAS THROUGHOUT THE DEVELOPMENT.
- 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 MAY BE PROVIDED AS A SHARED FACILITY.
- 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.
- TREE CONSERVATION AREAS ARE DEPICTED IN CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL LAYOUT BUT WILL REMAIN IN COMPLIANCE WITH CITY OF RALEIGH UDO SEC. 9.1.



1" = 500' VICINITY MAP

### Sheet Index

- C-1.0 COVER SHEET
- C-2.0 EXISTING CONDITIONS
- C-3.0 STREET & BLOCK PLAN
- C-3.1 PEDESTRIAN CIRCULATION, OPEN SPACE, & SIGNAGE PLAN
- C-3.2 DEVELOPMENT & PARKING PLAN
- C-3.3 PHASING PLAN
- C-6.0 UTILITY & STORMWATER PLAN
- LS-1.0 TREE CONSERVATION PLAN

### CONTACT INFORMATION

**DEVELOPER:**  
 BEACON PARTNERS  
 CONTACT: WALKER GORHAM  
 ADDRESS: 500 EAST MOREHEAD STREET SUITE 200  
 CHARLOTTE, NC 28202  
 PHONE: 984.200.3186

**CIVIL ENGINEER & LANDSCAPE ARCHITECT:**  
 URBAN DESIGN PARTNERS PLLC  
 CONTACT: BRIAN RICHARDS, PLA  
 ADDRESS: 555 FAYETTEVILLE ST, 3RD FLOOR  
 RALEIGH, NC 27601  
 PHONE: 919-275-5002

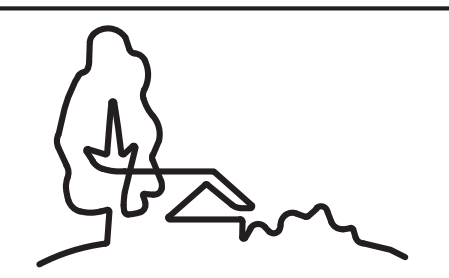
**LAND USE ATTORNEY:**  
 MORNINGSTAR LAW GROUP  
 CONTACT: MACK PAUL  
 ADDRESS: 421 FAYETTEVILLE STREET SUITE 530  
 RALEIGH, NC 27601  
 PHONE: 919-590-0377

NO. DATE: BY: REVISIONS:

Project No: 21-RDU-026  
 Date: 04/01/2022  
 Designed By: UDP  
 Checked By: BAR  
 Sheet No:

C-1.0

**EXISTING CONDITIONS NOTES:**  
 EXISTING INFORMATION ON THIS PLAN WAS PROVIDED BY:  
 DRAPER ADEN ASSOCIATES  
 114 EDINBURGH SOUTH DRIVE  
 CARY, NC 27511  
 (919) 873-1060



**URBAN DESIGN PARTNERS**  
 555 Fayetteville St. 3rd floor  
 Raleigh, NC 27601  
 P 919.275.5002  
 urbandesignpartners.com  
 nc firm no: P-0418 sc coa no: C-0304

PRELIMINARY DRAWING  
 FOR REVIEW PURPOSES ONLY

04/01/2022

HODGES STREET MULTIFAMILY BEACON PARTNERS

500 E MOREHEAD ST., STE 200  
 CHARLOTTE, NC 28202

EXISTING CONDITIONS  
 912 Hodges Street Raleigh, NC 27608

**ADJACENT PROPERTY OWNERS:**

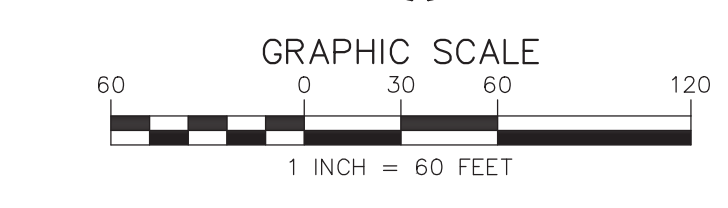
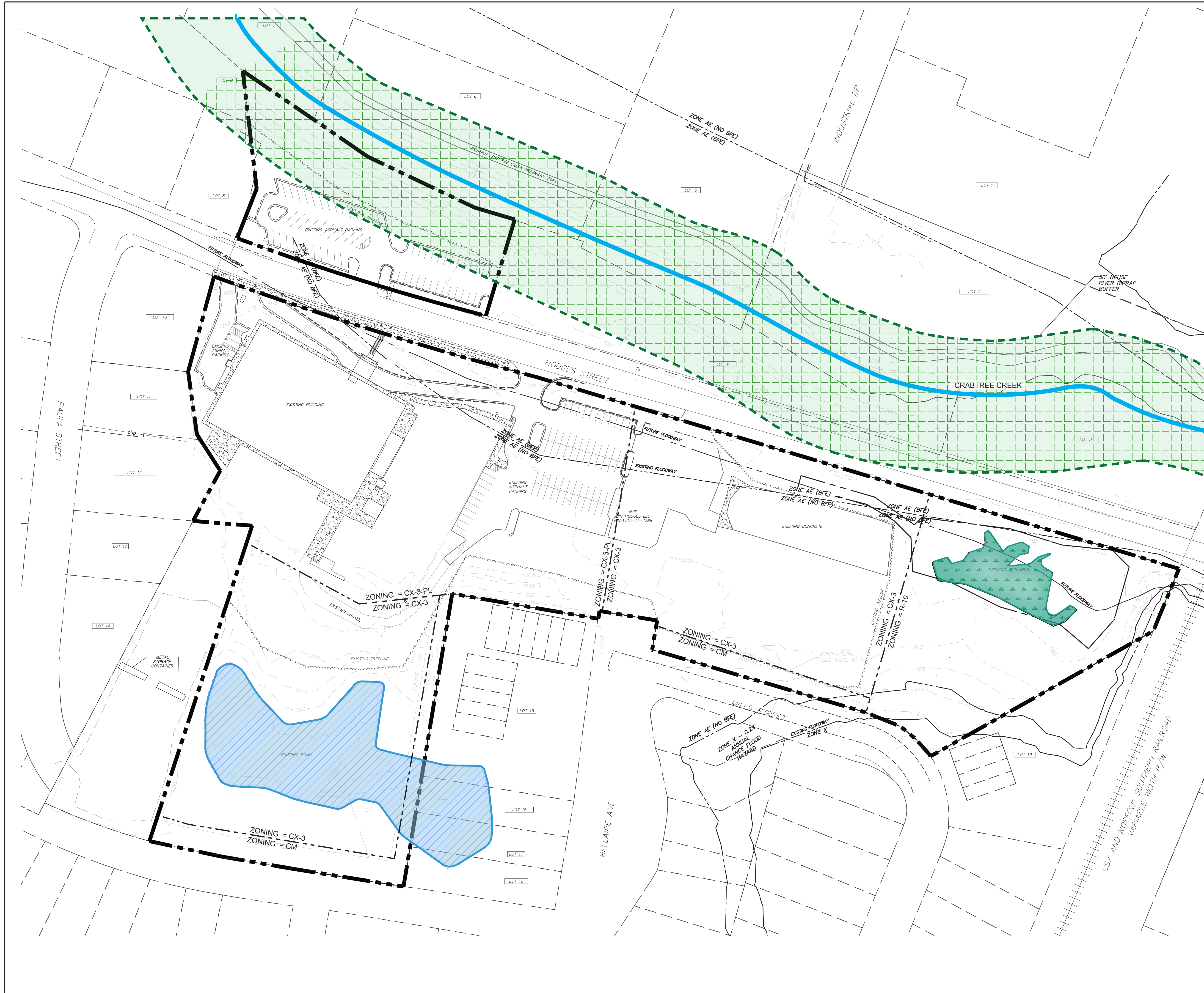
<b>LOT 1</b> Seven properties BDM LLC JAD Industrial LLC 2511 Wake Forest Rd. Raleigh, NC 27609 PIN: 1715-21-6198 Acreage: 3.60 Zoning: CX-3	<b>LOT 12</b> Midtown Industrial Park LLC 1016 Canterbury Rd. Raleigh, NC 27607 PIN: 1715-11-2365 Acreage: 0.44 Zoning: CX-3
<b>LOT 2</b> York Family Properties 2108 Clark Ave. Raleigh, NC 27605 PIN: 1715-21-2597 Acreage: 2.23 Zoning: CX-3	<b>LOT 13</b> Midtown Industrial Park LLC 1016 Canterbury Rd. Raleigh, NC 27607 PIN: 1715-11-2224 Acreage: 0.23 Zoning: CX-3
<b>LOT 3</b> City of Raleigh PO Box 590 Raleigh, NC 27602 PIN: 1715-21-4431 Acreage: 0.69 Zoning: R-10	<b>LOT 14</b> Asim M. Nigafis Shahmaz Nigafis 3112 Barnsley Ln. Raleigh, NC 27604 PIN: 1715-11-1193 Acreage: 0.46 Zoning: CX-3
<b>LOT 4</b> City of Raleigh PO Box 590 Raleigh, NC 27602 PIN: 1715-11-9593 Acreage: 1.47 Zoning: R-10	<b>LOT 15</b> Bellair Townhomes Owners Assn Inc. 205 W Millbrook Rd. STE 210 Raleigh, NC 27609 PIN: 1715-11-8005 Acreage: 0.81 Zoning: R-10
<b>LOT 5</b> Creekside Parking LLC PO Box 37663 Raleigh, NC 27627 PIN: 1715-21-0867 Acreage: 2.71 Zoning: CX-3	<b>LOT 16</b> Sophia Heirs Gmytruk 13430 108 <sup>th</sup> Ave. Kirkland, WA 98034 PIN: 1715-10-7839 Acreage: 0.23 Zoning: R-10
<b>LOT 6</b> 600 Creekside LLC 3320 Manor Ridge Dr. Raleigh, NC 27603 PIN: 1715-11-7801 Acreage: 1.17 Zoning: CX-3	<b>LOT 17</b> W W Moore Linda Moore Ingalls 792 Old Blounts Creek Rd. Chocowinity, NC 27817 PIN: 1715-10-7835 Acreage: 0.22 Zoning: R-10
<b>LOT 7</b> Creekside Orig LLC 6510 Chapel Hill Rd. Raleigh, NC 27607 PIN: 1715-12-4192 Acreage: 2.10 Zoning: CX-3	<b>LOT 18</b> Midtown Industrial Park LLC 1016 Canterbury Rd. Raleigh, NC 27607 PIN: 1715-11-2180 Acreage: 1.12 Zoning: CX-3
<b>LOT 8</b> Jerry T. Davis Teresa A. Davis 5113 Cotton Boll Ct. Garner, NC 27529 PIN: 1715-11-3746 Acreage: 0.31 Zoning: CX-3-PL	<b>LOT 19</b> Mills Street Townhomes Property Owners Association 3394 Six Forks Rd #100 Raleigh, NC 27609 PIN: 1715-2-4977 Acreage: 0.82 Zoning: R-10
<b>LOT 9</b> City of Raleigh PO Box 590 Raleigh, NC 27602 PIN: 1715-11-1977 Acreage: 1.02 Zoning: CX-3	<b>LOT 10</b> Michael T. Parks 2548 Oakes Plantation Dr. Raleigh, NC 2610 PIN: 1715-11-2577 Acreage: 0.47 Zoning: CX-3-PL
<b>LOT 10</b> City of Raleigh PO Box 590 Raleigh, NC 27602 PIN: 1715-11-1977 Acreage: 1.02 Zoning: CX-3	<b>LOT 11</b> Michael T. Parks 2548 Oakes Plantation Dr. Raleigh, NC 2610 PIN: 1715-11-2455 Acreage: 0.30

**LEGEND:**

	NEUSE RIVER RIPARIAN BUFFER*
	EXISTING WETLAND*
	EXISTING POND*

\* SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING

**SITE DATA:**  
 SITE AREA = +/- 13.28 ACRES\*  
 ZONING: CX-3, CX-3-PL, CM, R-10



NO. DATE: BY: REVISIONS:

Project No: 21-RDU-026  
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**C-2.0**



# URBAN DESIGN PARTNERS

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nc firm no: P-0418 sc coa no: C-93044

PRELIMINARY DRAWING  
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BEACON PARTNERS

500 E MOREHEAD ST., STE 200  
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## HODGES STREET MULTIFAMILY

### STREET & BLOCK PLAN

912 Hodges Street Raleigh, NC 27608

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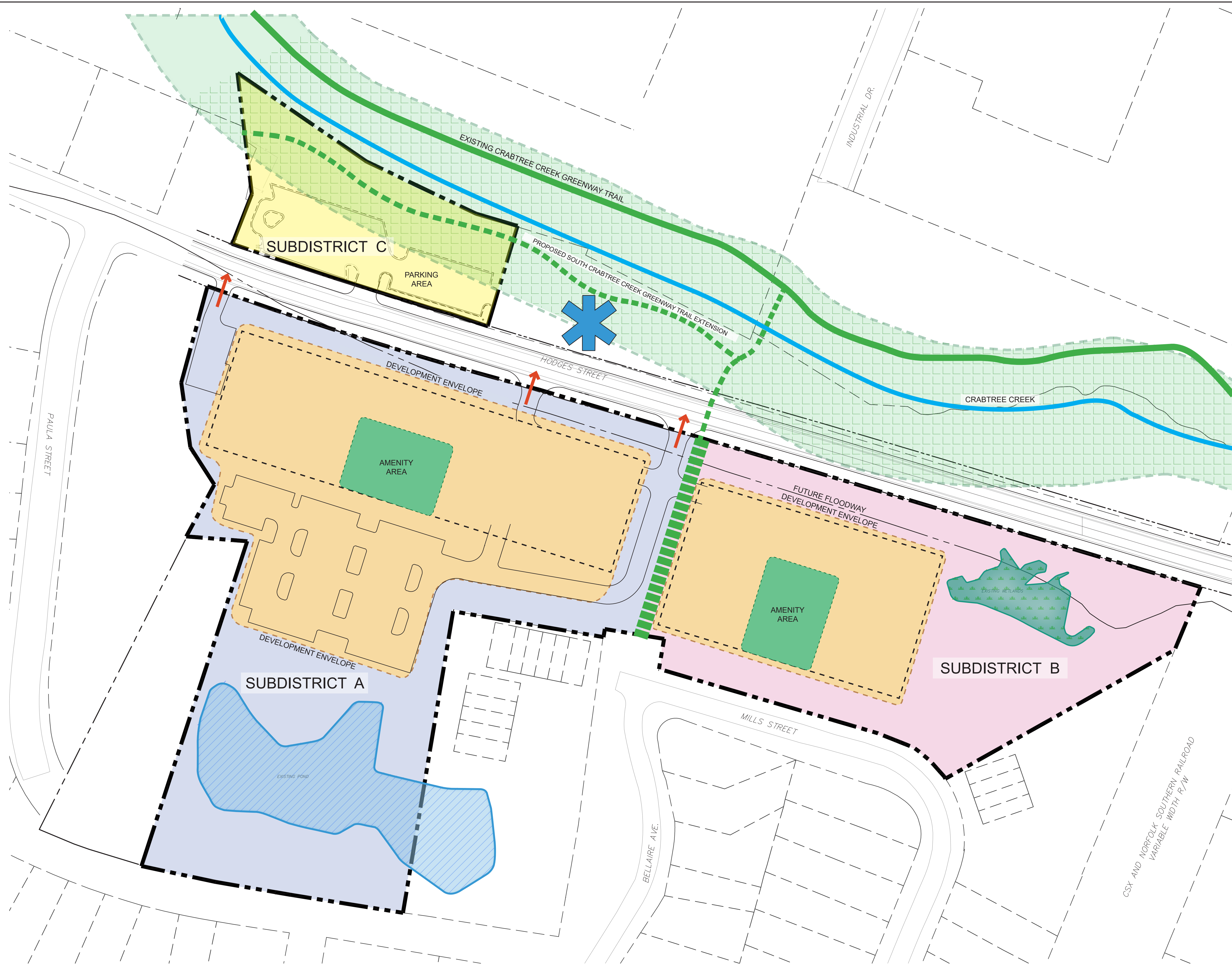
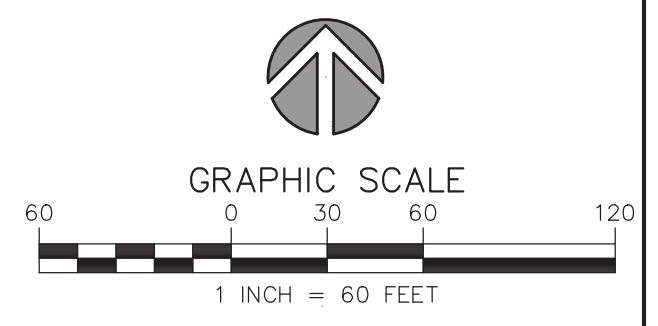
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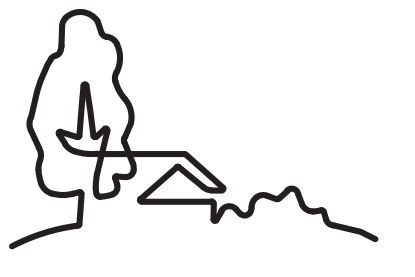
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- THE DEVELOPMENT SHALL INCLUDE CONSTRUCTION OF THE CRABTREE CREEK GREENWAY TRAIL SYSTEM ON THE SOUTH SIDE OF CRABTREE CREEK WITHIN SUBDISTRICT C IN CONNECTION WITH THE ADMINISTRATIVE SITE REVIEW. ADDITIONALLY, THE DEVELOPMENT WILL CONSTRUCT THE CRABTREE CREEK GREENWAY TRAIL ON THE SOUTH SIDE OF CRABTREE CREEK ON THE CITY-OWNED PROPERTY LOCATED AT 940 HODGES STREET AND CONSTRUCT A PEDESTRIAN BRIDGE ACROSS CRABTREE CREEK THAT IS SUBJECT TO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RALEIGH AND THE DEVELOPER.
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### LEGEND:

- NEUSE RIVER RIPARIAN BUFFER\*
  - EXISTING WETLAND\*
  - EXISTING POND\*
  - DEVELOPMENT ENVELOPE
  - EXISTING GREENWAY TRAIL
  - PROPOSED PARK\*
  - PROPOSED PUBLIC PEDESTRIAN ACCESS EASEMENT W/ 10' MULTI-PURPOSE TRAIL\*
  - PROPOSED GREENWAY EXTENSION\*
  - VEHICULAR ACCESS\*
- \* SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING





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HODGES STREET MULTIFAMILY

PEDESTRIAN CIRCULATION, OPEN SPACE, &  
SIGNAGE PLAN

912 Hodges Street Raleigh, NC 27608

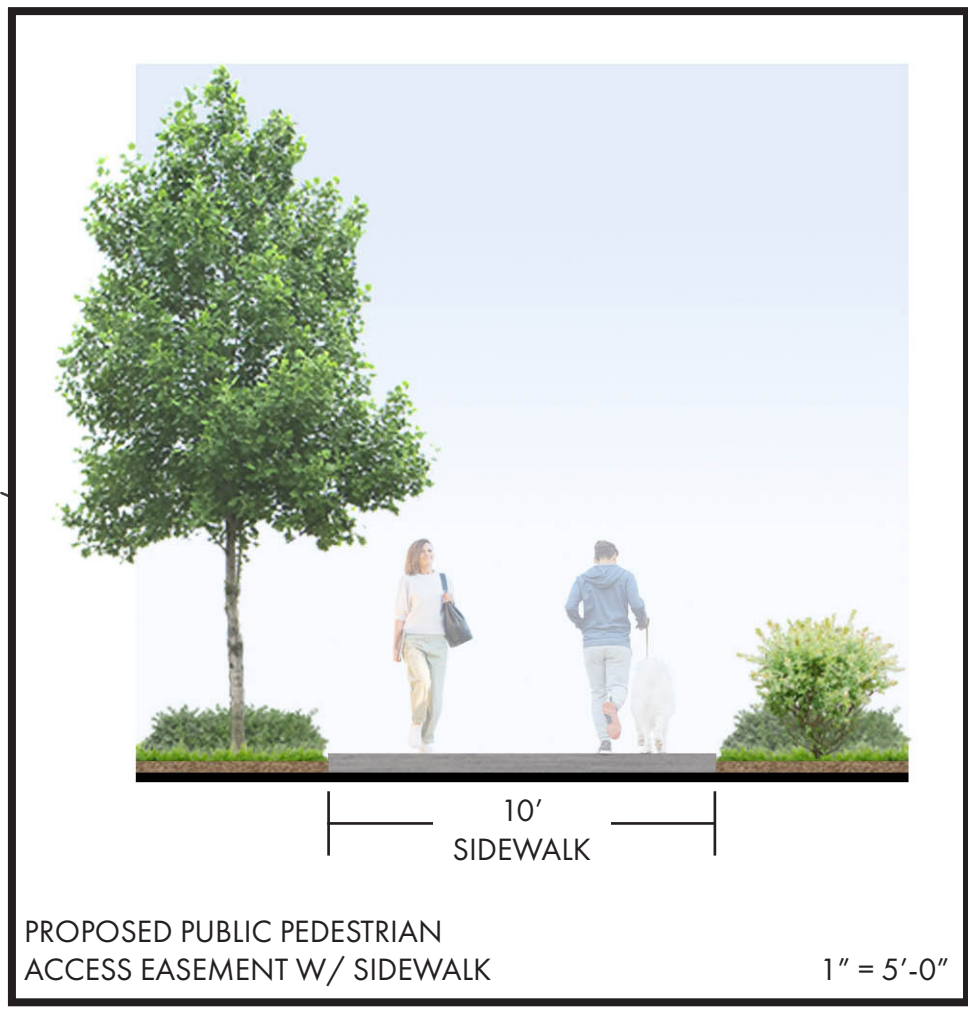
NO. DATE: BY: REVISIONS:

Project No: 21-RDU-026  
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**C-3.1**

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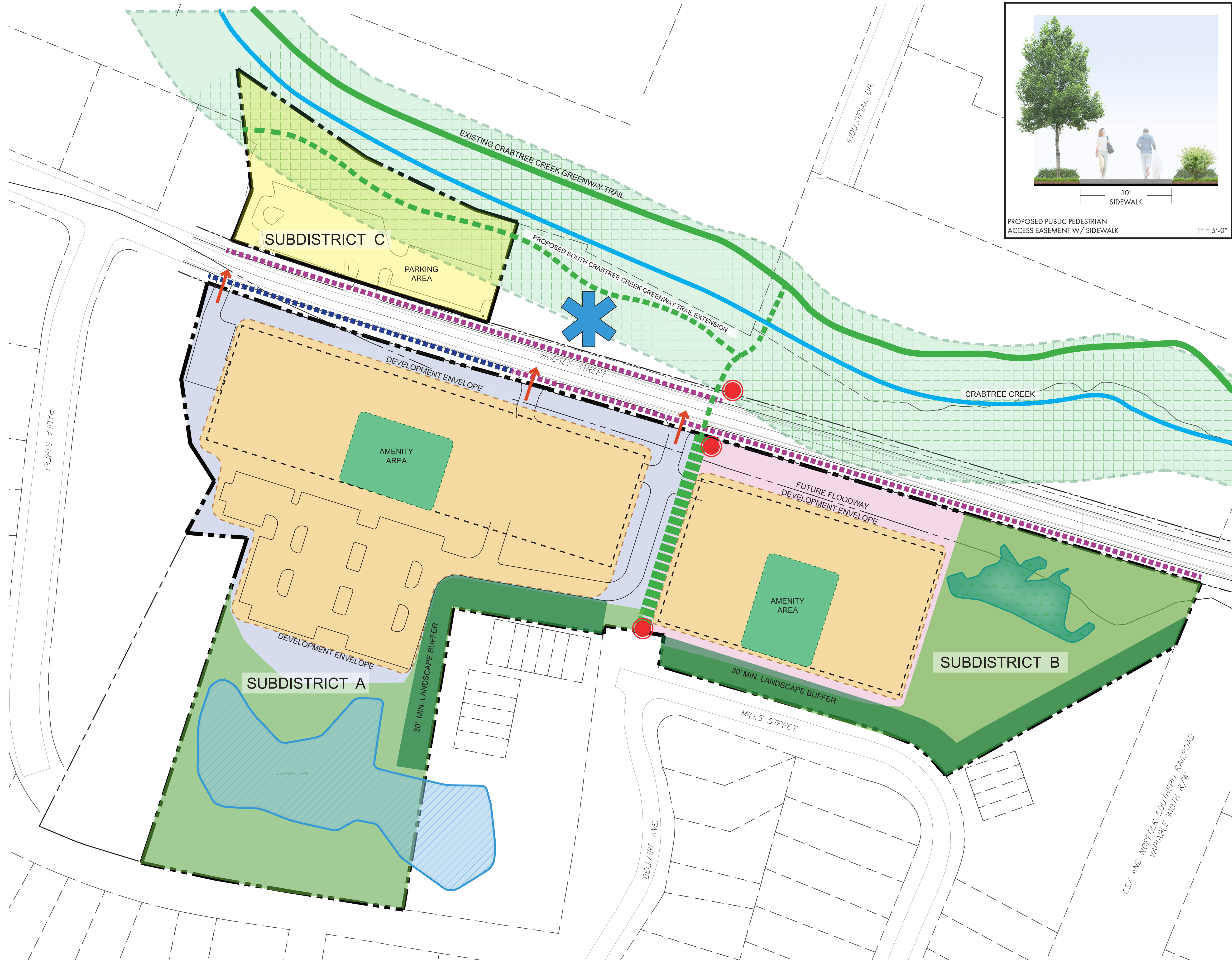
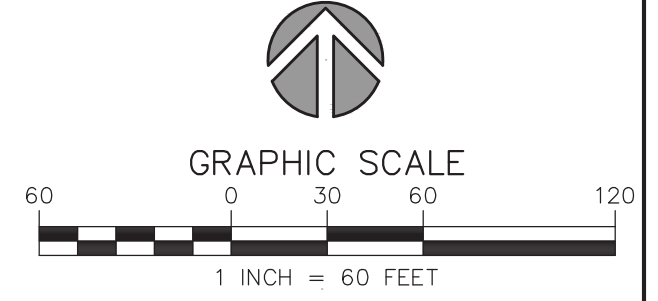
**LEGEND:**

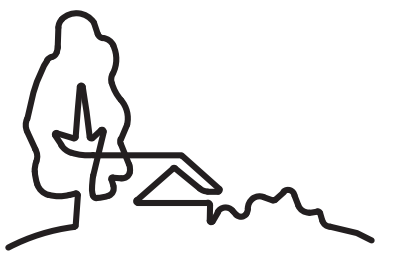
- NEUSE RIVER RIPARIAN BUFFER\*
- EXISTING WETLAND\*
- EXISTING POND\*
- PROPOSED OPEN SPACE\* PER UDO 4.12.GJ  
MIN. REQ'D: 10%  
MIN. PROVIDED: 20%
- AMENITY AREA PER UDO SEC. 3.2.4.A.3.2.5.A.3.2.6.A)  
MINIMUM: 5%
- DEVELOPMENT ENVELOPE
- EXISTING GREENWAY TRAIL
- EXISTING PEDESTRIAN SIDEWALK
- PROPOSED PARK\*
- PROPOSED PUBLIC PEDESTRIAN ACCESS EASEMENT W/ SIDEWALK\*
- PROPOSED PEDESTRIAN SIDEWALK
- PROPOSED GREENWAY EXTENSION\*
- PROPOSED SIGN LOCATION\*

\* SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING

**SIGNAGE DATA:**

DEVELOPMENT SIGNAGE SHALL BE IMPLEMENTED IN A UNIFORM AND HARMONIOUS MANNER THROUGHOUT THE DEVELOPMENT. SIGNAGE SHALL BE SUBSTANTIALLY CONSISTENT IN FONT STYLE(S), COLOR, AND MATERIALS.





# URBAN DESIGN PARTNERS

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04/01/2022

BEACON PARTNERS

500 E MORRHEAD ST. STE 200  
CHARLOTTE, NC 28202

HODGES STREET MULTIFAMILY

DEVELOPMENT & PARKING PLAN

912 Hodges Street Raleigh, NC 27608

NO. DATE: BY: REVISIONS:

Project No: 21-RDU-026  
Date: 04/01/2022  
Designed By: UDP  
Checked By: BAR  
Sheet No:

# C-3.2

### DEVELOPMENT STANDARDS

BASE ZONE DISTRICT:	OX-7-UL
BUILDING TYPES: (PER UDO SEC. 4.7.2.C)	A MIN. OF ONE (1) MIXED USE BUILDING, OR MIN. OF TWO (2) BUILDING TYPES CONSISTING OF EITHER MIXED USE, APARTMENT, OPEN LOT, OR GENERAL USE TO BE PROVIDED.
DENSITY/USE:	
- TOTAL DWELLING UNITS:	498 UNITS (MAX.)
- TOTAL OFFICE:	165,000 SF (MAX)
- TOTAL COMMERCIAL:	45,000 SF (MAX)
- PER BUILDING TYPE:	
- MIXED USE, GENERAL, APARTMENT BUILDING TYPES:	498 TOTAL UNITS MAX.
- GENERAL, MIXED USE, OPEN LOT BUILDING TYPES:	165,000 SF MAX. OF OFFICE OR NON-RESIDENTIAL USE.
- MIXED USE BUILDING TYPE:	45,000 SF MAX. OF COMMERCIAL OR NON-RESIDENTIAL USE.
BUILDING HEIGHT:	SUBDISTRICT A: 7 STORY MAX. SUBDISTRICT B: 5 STORY MAX.
BUILD-TO (PER UDO SEC. 3.4.7.C):	URBAN LIMITED (UL) MINIMUM BLDG WIDTH IN THE PRIMARY BUILD TO SHALL BE 30% 0 FT MIN. TO 125 FT MAX.
- FRONT:	0 FT
- SIDE:	0 FT
PARKING TO BE PROVIDED:	1 SPACE PER DWELLING UNIT (MIN.) NO PARKING IS ALLOWED BETWEEN FRONT OF BUILDING AND STREET (PER UDO SEC. 4.7.5.H.)

### GENERAL NOTES:

- SUBDISTRICTS AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN.
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- TREE CONSERVATION AREAS ARE DEPICTED IN CONCEPT ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL LAYOUT, BUT WILL REMAIN IN COMPLIANCE WITH CITY OF RALEIGH UDO SEC. 9.1.

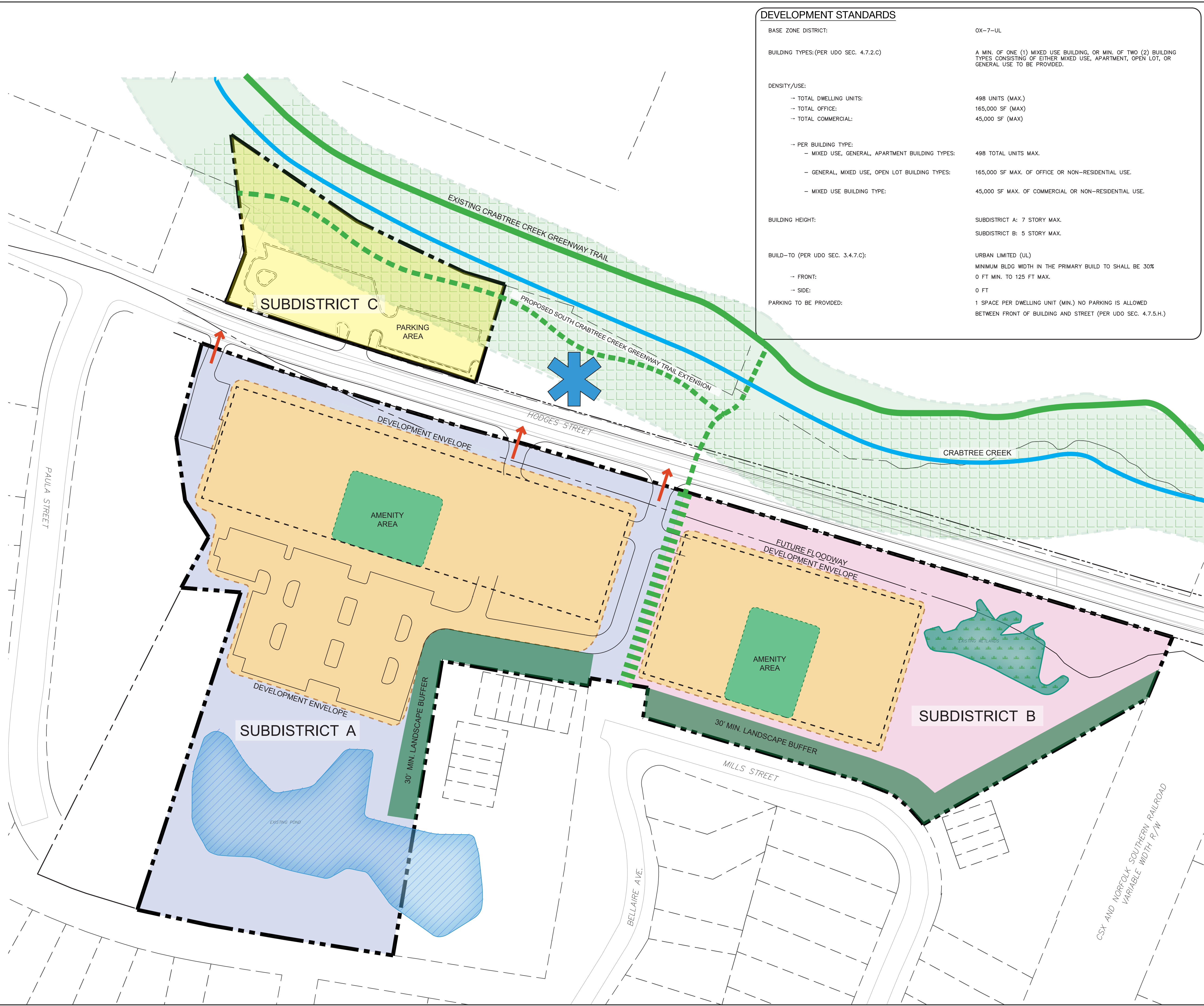
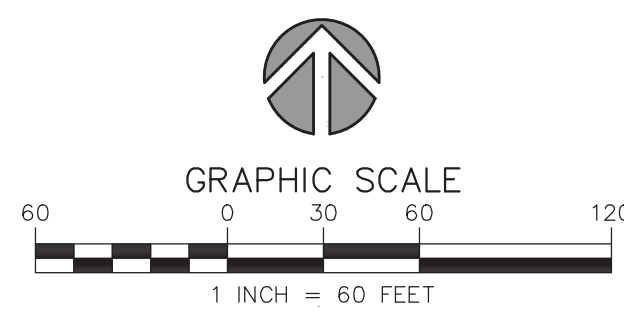
### LEGEND:

- NEUSE RIVER RIPARIAN BUFFER\*
- EXISTING WETLAND\*
- EXISTING POND\*
- DEVELOPMENT ENVELOPE
- AMENITY AREA
- EXISTING GREENWAY TRAIL
- PROPOSED PARK\*
- PROPOSED PUBLIC PEDESTRIAN ACCESS EASEMENT\*
- PROPOSED GREENWAY EXTENSION\*

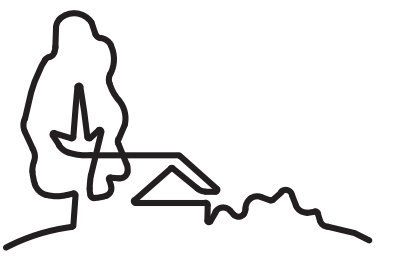
\* SUBJECT TO CHANGE - FINAL LOCATIONS AND EXTENT TO BE DETERMINED AT TIME OF PERMITTING

### SITE DATA:

TOTAL SITE AREA	= +/- 13.28 ACRES
RIGHT OF WAY DEDICATED	= +/- .08 ACRES
NET SITE AREA	= +/- 13.20 ACRES
SUBDISTRICT A	= +/- 7.60 ACRES
SUBDISTRICT B	= +/- 4.25 ACRES
SUBDISTRICT C	= +/- 1.35 ACRES







# URBAN DESIGN PARTNERS

555 Fayetteville St. 3rd floor  
Raleigh, NC 27601  
P 919.275.5002  
urbandesignpartners.com  
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING  
FOR REVIEW PURPOSES ONLY

04/01/2022

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HODGES STREET MULTIFAMILY

500 E MOREHEAD ST. STE 200  
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PHASING PLAN

912 Hodges Street Raleigh, NC 27608

NO. DATE: BY: REVISIONS:

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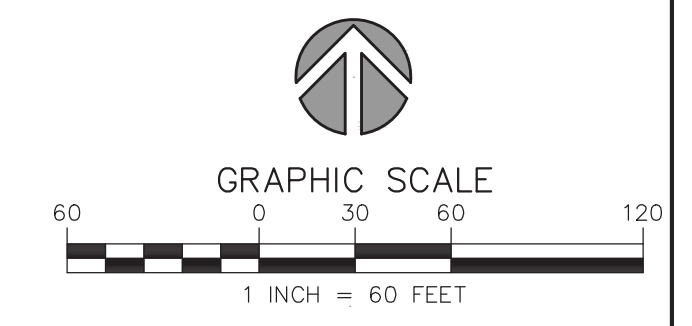
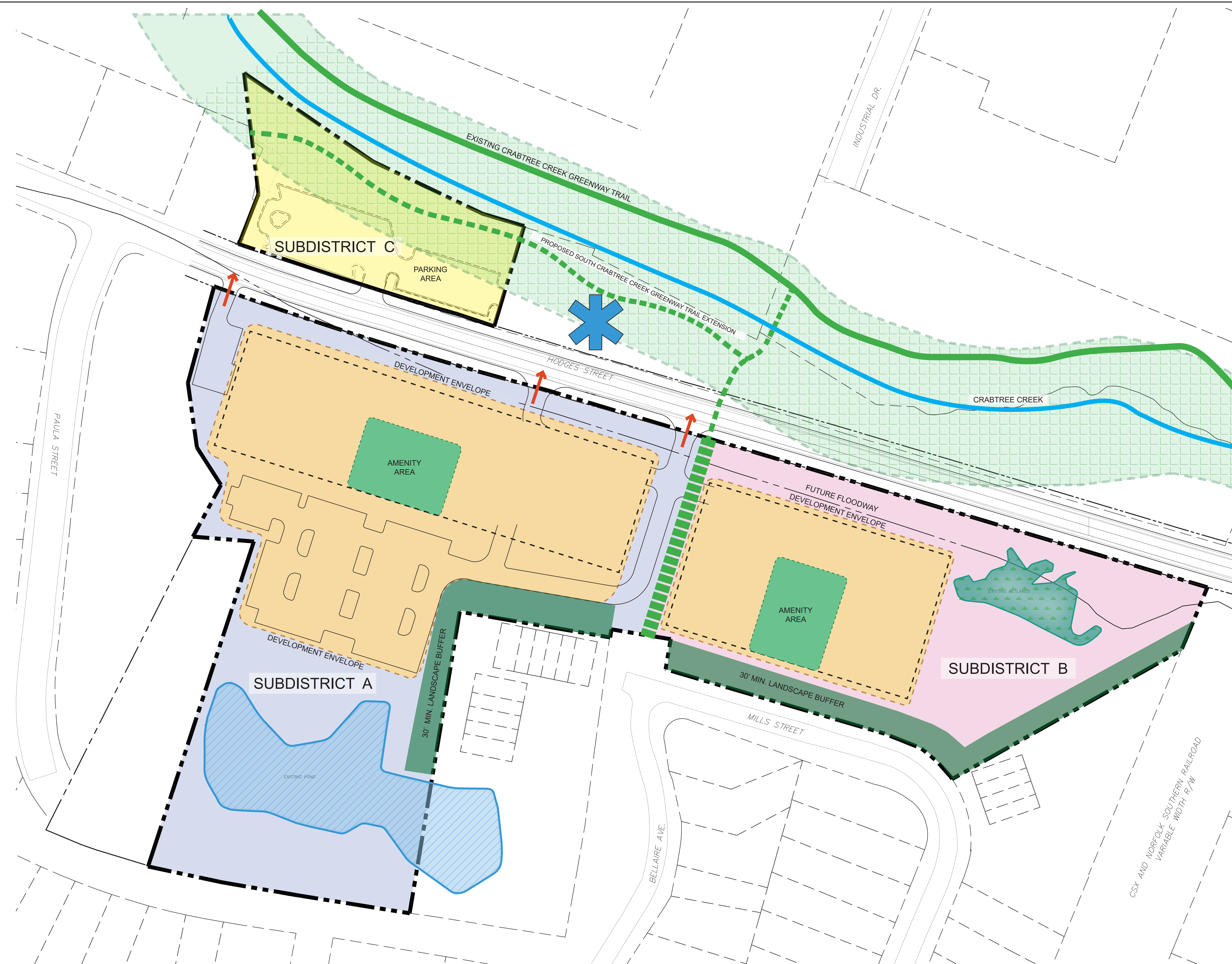
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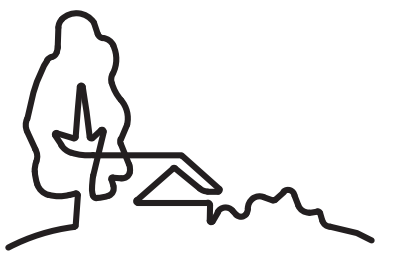
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### SUBDISTRICT PHASING:

NO PHASING IS PROPOSED





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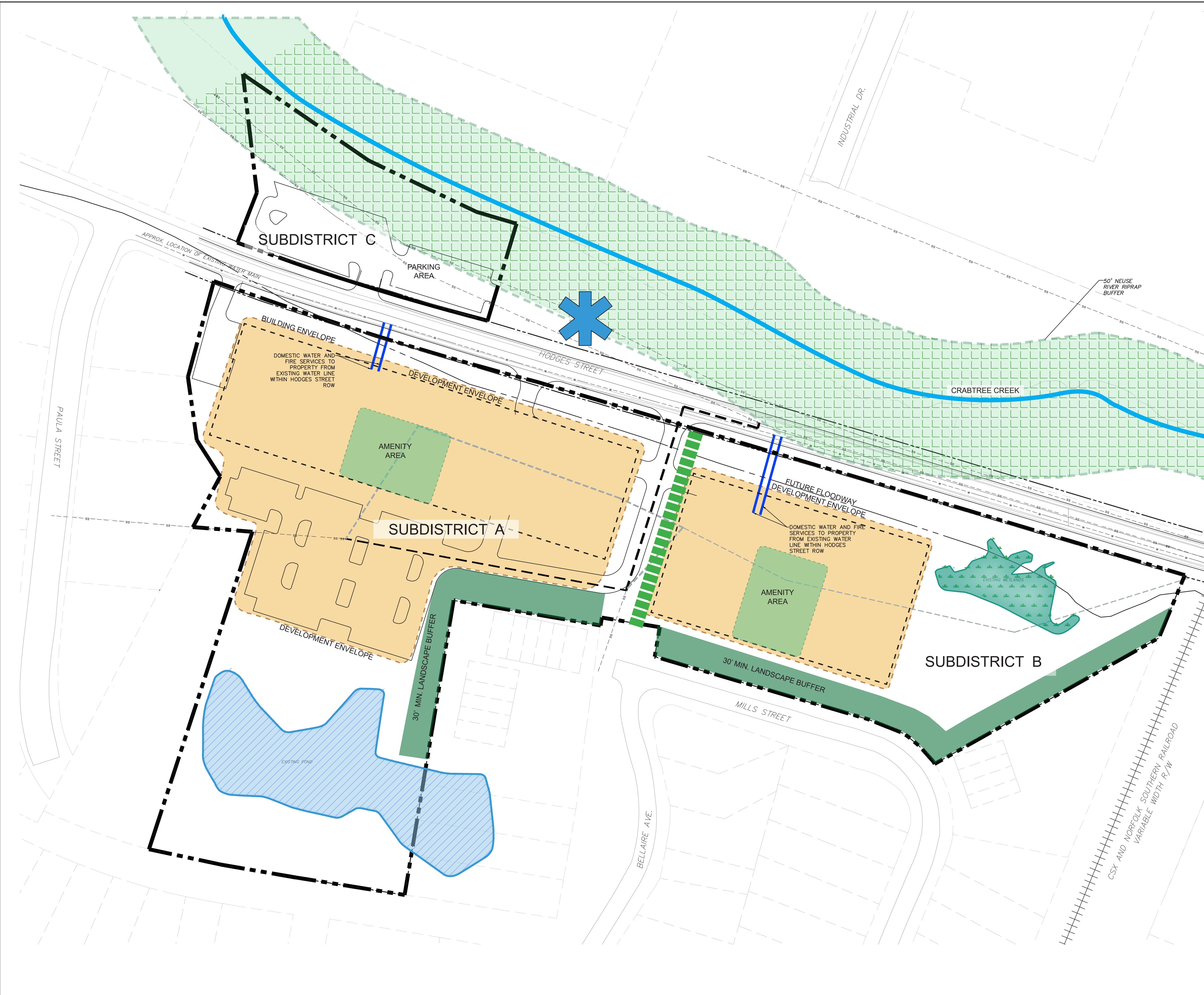
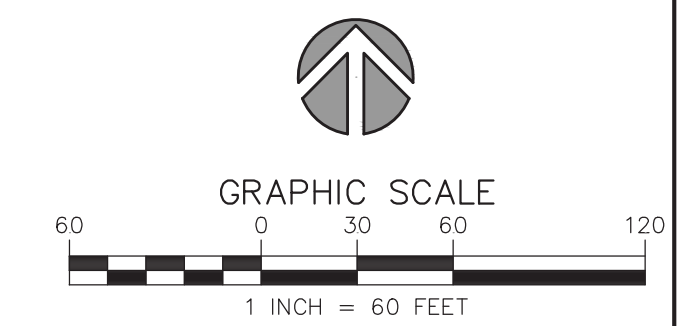
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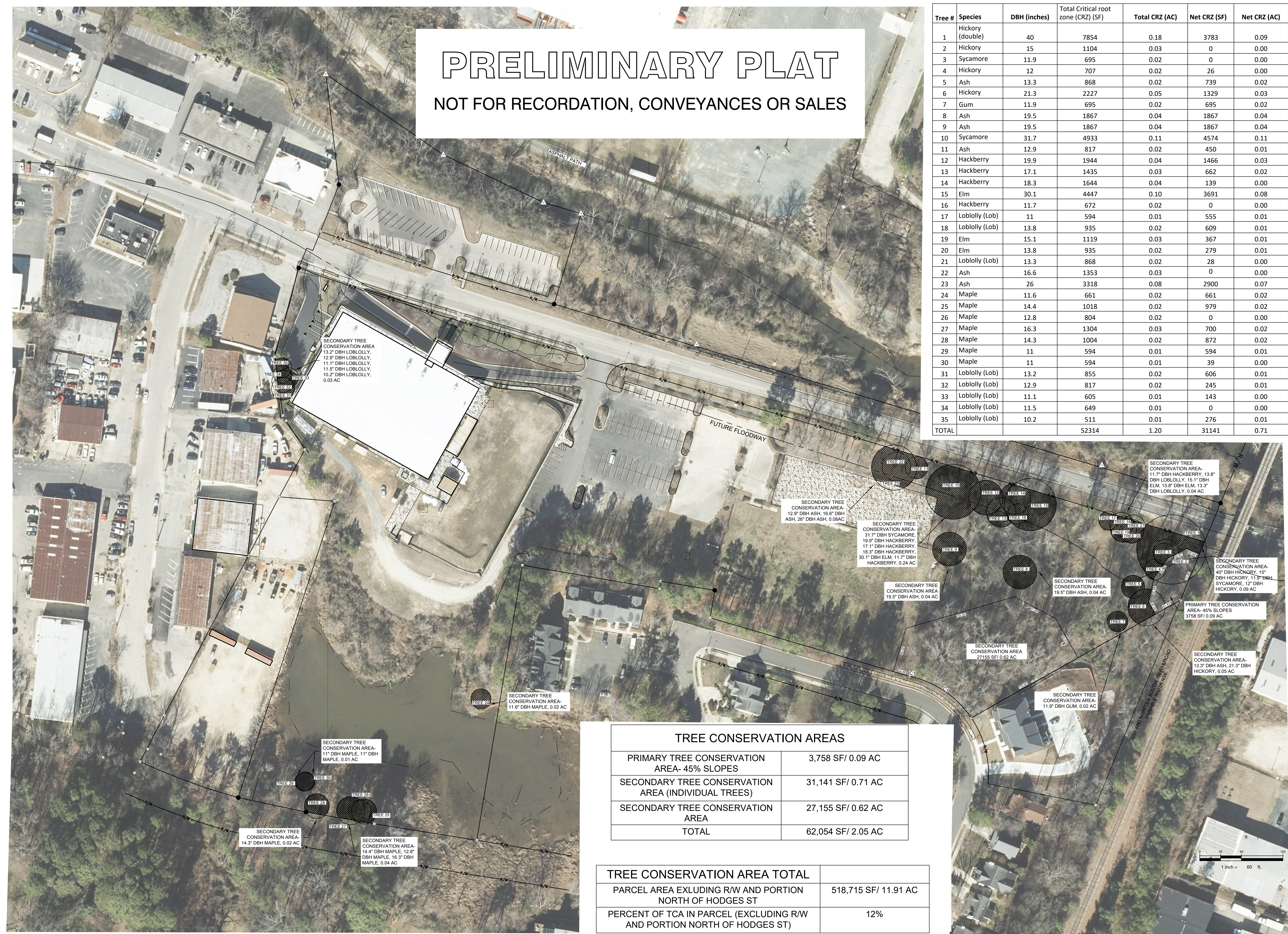
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# PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES

Tree #	Species	DBH (inches)	Total Critical root zone (CRZ) (SF)	Total CRZ (AC)	Net CRZ (SF)	Net CRZ (AC)
1	Hickory (double)	40	7854	0.18	3783	0.09
2	Hickory	15	1104	0.03	0	0.00
3	Sycamore	11.9	695	0.02	0	0.00
4	Hickory	12	707	0.02	26	0.00
5	Ash	13.3	868	0.02	739	0.02
6	Hickory	21.3	2227	0.05	1329	0.03
7	Gum	11.9	695	0.02	695	0.02
8	Ash	19.5	1867	0.04	1867	0.04
9	Ash	19.5	1867	0.04	1867	0.04
10	Sycamore	31.7	4933	0.11	4574	0.11
11	Ash	12.9	817	0.02	450	0.01
12	Hackberry	19.9	1944	0.04	1466	0.03
13	Hackberry	17.1	1435	0.03	662	0.02
14	Hackberry	18.3	1644	0.04	139	0.00
15	Elm	30.1	4447	0.10	3691	0.08
16	Hackberry	11.7	672	0.02	0	0.00
17	Loblolly (Lob)	11	594	0.01	555	0.01
18	Loblolly (Lob)	13.8	935	0.02	609	0.01
19	Elm	15.1	1119	0.03	367	0.01
20	Elm	13.8	935	0.02	279	0.01
21	Loblolly (Lob)	13.3	868	0.02	28	0.00
22	Ash	16.6	1353	0.03	0	0.00
23	Ash	26	3318	0.08	2900	0.07
24	Maple	11.6	661	0.02	661	0.02
25	Maple	14.4	1018	0.02	979	0.02
26	Maple	12.8	804	0.02	0	0.00
27	Maple	16.3	1304	0.03	700	0.02
28	Maple	14.3	1004	0.02	872	0.02
29	Maple	11	594	0.01	594	0.01
30	Maple	11	594	0.01	39	0.00
31	Loblolly (Lob)	13.2	855	0.02	606	0.01
32	Loblolly (Lob)	12.9	817	0.02	245	0.01
33	Loblolly (Lob)	11.1	605	0.01	143	0.00
34	Loblolly (Lob)	11.5	649	0.01	0	0.00
35	Loblolly (Lob)	10.2	511	0.01	276	0.01
TOTAL			52314	1.20	31141	0.71



TREE CONSERVATION AREAS	
PRIMARY TREE CONSERVATION AREA- 45% SLOPES	3,758 SF/ 0.09 AC
SECONDARY TREE CONSERVATION AREA (INDIVIDUAL TREES)	31,141 SF/ 0.71 AC
SECONDARY TREE CONSERVATION AREA	27,155 SF/ 0.62 AC
TOTAL	62,054 SF/ 2.05 AC

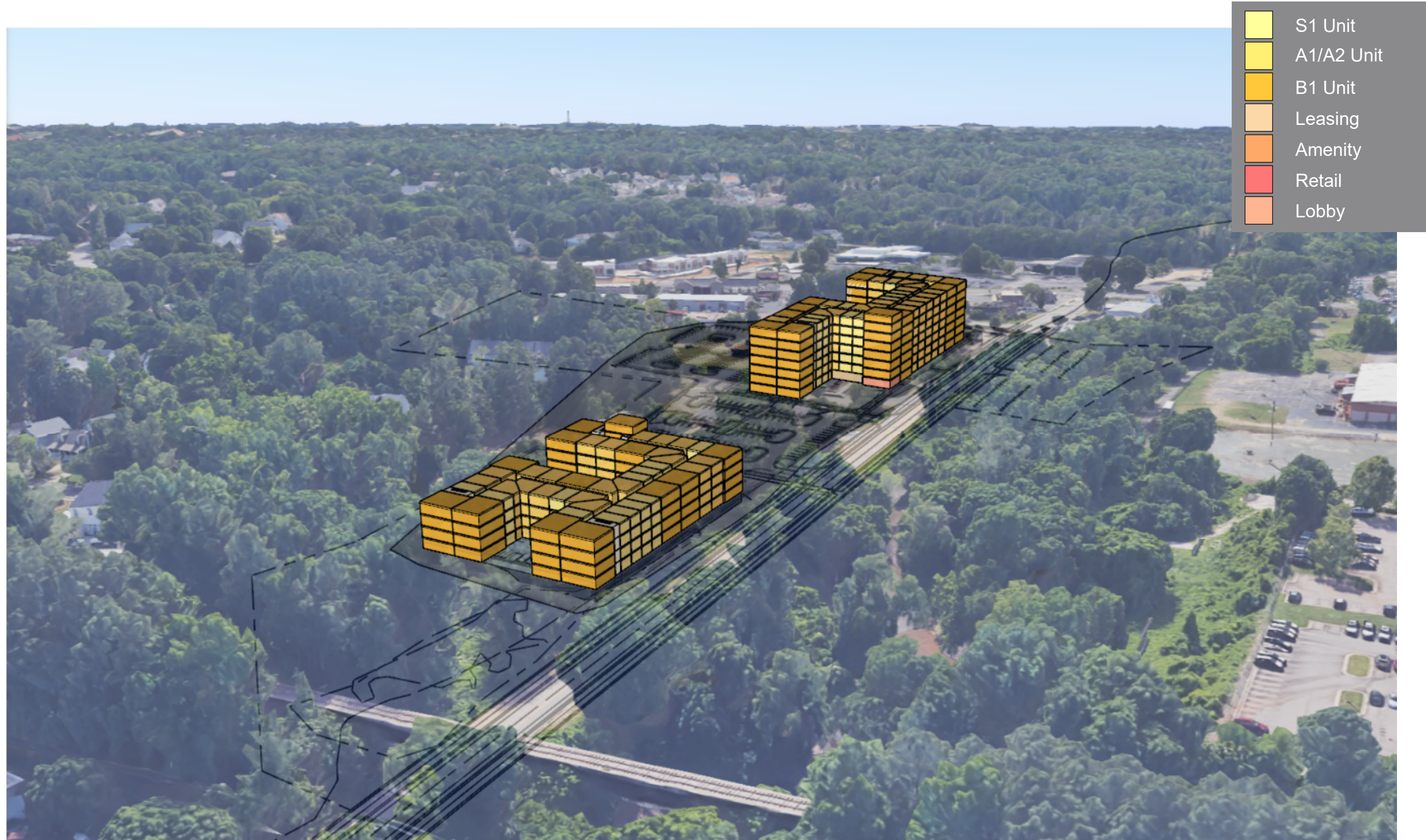
TREE CONSERVATION AREA TOTAL	
PARCEL AREA EXCLUDING R/W AND PORTION NORTH OF HODGES ST	518,715 SF/ 11.91 AC
PERCENT OF TCA IN PARCEL (EXCLUDING R/W AND PORTION NORTH OF HODGES ST)	12%

**Draper Aden Associates**  
 Engineering • Surveying • Environmental Services  
 114 Edinburg South Drive, Suite 200  
 919-873-1080 Fax: 919-873-1074  
 www.daa.com  
 NC Firm License # F-1429

- Hampton Roads, VA
- Fayetteville, NC
- Blacksburg, VA
- Charlottesville, VA
- Virginia Beach, VA
- Richmond, VA

912 HODGES STREET  
 TREE CONSERVATION PLAN  
 RALEIGH TOWNSHIP - WAKE COUNTY- NORTH CAROLINA

DESIGNED BY:  
 DRAWN BY: ADY  
 CHECKED BY:  
 SCALE: 1" = 60'  
 DATE: 03/29/2022  
 PROJECT NUMBER: 2200318  
**LS - 1.0**



- S1 Unit
- A1/A2 Unit
- B1 Unit
- Leasing
- Amenity
- Retail
- Lobby

PERSPECTIVE SW

**MASTER PLAN (Z-63-21)**

**Hodges Street Multifamily**

**PROPOSED PLANNED DEVELOPMENT DISTRICT**

± 13.28 ACRES

OWNER:

BIN Hodges, LLC

DEVELOPER:

Beacon Partners

CONSULTANTS:

Mack Paul  
Morningstar Law Group, L.L.P.

Brian Richards  
Urban Design Partners

Original Submittal Date September 22, 2021

Second Submittal Date December 7th, 2021

Third Submittal Date February \_\_, 2022

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## SUMMARY INFORMATION

- A. Name of Development: Hodges Street Multifamily
- B. Name of Owner: BIN Hodges, LLC  
500 E. Morehead Street, Suite 200  
Charlotte, NC 28202-3353
- C. Name of Developer: Beacon Partners  
500 E. Morehead Street, Suite 200  
Charlotte, NC 28202-3353
- C. Applicant: Walker Gorham  
BIN Hodges, LLC  
500 E. Morehead Street, Suite 200  
Charlotte, NC 28202-3353  
505.350.1948  
[walker@beacondevelopment.com](mailto:walker@beacondevelopment.com)
- D. Attorney: Mack Paul  
Morningstar Law Group, L.L.P,  
421 Fayetteville Street, Suite 530  
Raleigh, NC 27601  
Tel: 919.590.0377  
[mpaul@morningstarlawgroup.com](mailto:mpaul@morningstarlawgroup.com)
- E. Land Planner and Civil Engineer: Brian Richards  
Urban Design Partners  
555 Fayetteville Street  
Raleigh, North Carolina 27601  
919.275.5002  
[brichards@urbandesignpartners.com](mailto:brichards@urbandesignpartners.com)

## 1. INTRODUCTION

This document and the accompanying exhibits submitted herewith (collectively, the "Master Plan") are provided pursuant to provisions of the Unified Development Ordinance (the "UDO") associated with the Planned Development ("PD") District for Hodges Street Multifamily (the "Development"). The Development encompasses approximately 13.28 acres on the north and south side of Hodges Street across from Crabtree Creek and between Wake Forest Road and Atlantic Avenue (the "Property"). The Property encompasses the former 'Raleigh Center Ice' building that previously served as the training facility for the Carolina Hurricanes professional hockey team, a lay down yard and a surface parking lot (the "Existing Conditions"). The Property also encompasses part of a pond to the south and a marshy area on the far east of the site adjacent to the CSX rail line. The Property is owned by BIN Hodges, LLC (the "Owner"). Beacon Partners is the developer, proposing to redevelop the property (the "Developer") for a mixed use development.

This area of the City is undergoing rapid transition from an older, industrial area serving the transportation corridors along Capital Boulevard, Atlantic Avenue and CSX Railroad. In its place, a mix of higher density office, retail and residential developments are spreading from Downtown north and from North Hills (now Midtown) to the east and south. The Property sits at the epicenter of these rapidly growing submarkets, and is just blocks from the 'Iron Works' and 'East End Market' mixed-use development projects. Acknowledging the recent evolution of the area as a growth center, the City of Raleigh embarked on a planning initiative which culminated in the adoption in December 2020 of "Walkable Midtown: The Midtown-St. Alban's Plan." This plan adopted a number of land use amendments, street plans and policies designed to encourage a more walkable, engaging environment for residents and visitors. The Property is just outside the bounds of this Plan.

The Development contemplates a mixed use project, including multi-family uses, providing much needed residential units and enhanced pedestrian connections through the Property. In addition, it will include a public pedestrian and bicycle connection through the Property to the Crabtree Creek greenway system, and recreational amenities and walking trails for the public. The Development proposes densities appropriate to the location of the Development, market conditions, Comprehensive Plan guidance, the nature of land uses in the vicinity, and the City's investment in existing infrastructure. Accordingly, the Master Plan sets forth density and square footage limitations as well as modifications to the UDO as appropriate to accomplish the development program described herein.

## 2. COMPREHENSIVE PLAN

The Master Plan for the Development addresses the redevelopment of approximately 13.28 acres located in the Midtown area. For a graphic depiction of the area to be rezoned, please refer to the existing conditions plan submitted with this Master Plan as sheet C-2.0. The purpose of this rezoning and Master Plan is to support, in an economically viable manner, the redevelopment of the Property, which a) provides for significant public recreational amenities in this part of the City, b) provides additional residential units to meet the increasing demand for housing stock, c) improves pedestrian and bicycle circulation in the area and d) provides a more compatible use to the neighborhood to the south and future development to the north.

The Future Land Use Map ("FLUM") identifies the Property as split between Neighborhood Mixed Use, Moderate Density Residential and Public Parks and Open Space. The Property is currently



zoned a combination of Commercial Mixed Use up to three stories with Parking Limited (CX-3-PL), Residential 10 (R-10), and Conservation Management (CM). The CX zoning extends well into the area designated Moderate Density on the FLUM, recognizing that area's heavy commercial use as a lay down yard. The Property is also contained within the Urban Form Map, encompassing the growth center at Midtown and the transit corridor along Capital Boulevard. Consistent with the FLUM and Urban Form Map, the Development proposes a mixed use project, including multifamily uses while maintaining the areas designed Parks and Open Space in their current use. The areas currently zoned CM will remain as natural areas buffering nearby residential areas. The Development proposes to include new recreational amenities for the public, including walking trails, playground, and a pedestrian bridge with greenway connection. In addition, the Development will further a number of policies in the Comprehensive Plan. For example, it will serve as a pedestrian-oriented development with improved circulation within the Property and to surrounding street networks. It will also facilitate the redevelopment of an underutilized site with uses incompatible to the evolving residential area. By including an urban frontage, the Development will activate Hodges' Street and greatly enhance the area's walkability.

### **3. INTENT FOR PD DISTRICTS**

The proposed Development meets the intent of the PD District in several ways. In particular, the PD District will help the Development to achieve a high-quality project design. It will facilitate the integration of a cohesive development that allows residents access to a range of amenities, including parks and open space and recreational amenities, better pedestrian and bicycle circulation throughout the area that is walkable and medium scale. The PD District allows the Development to update an older industrial site in keeping with the evolution of Midtown as a walkable destination for residents, businesses and related amenities. The Development is appropriately scaled and places minimal impact on the area's infrastructure. Finally, the PD acts as a relief valve to the prescriptive aspects of the UDO. The site is largely within a floodway and floodplain, which will impact building placement, making building type requirements, an urban frontage along Hodge Street and connectivity a challenge. As such, this master plan will provide a customized framework for redevelopment of the site in keeping with the vision of the Comprehensive Plan.

### **4. GENERAL DESIGN PRINCIPLES AND URBAN DESIGN GUIDELINES**

The Development meets the General Design Principles for PD Districts in a number of ways. The site layout and proximity of buildings in subdistricts A and B ensure a compact and well-integrated design consistent with UDO Section 4.7.5.C. The project contemplates retail or other non-residential uses on the ground floor of the building in subdistrict A as suggested in UDO Section 4.7.5.D. Internal connections provide convenient pedestrian and bicycle access throughout the Development along with connections to the surrounding area, tying into the Crabtree Creek greenway system consistent with UDO Section 4.7.5.G. While respecting the limitations of development in the floodway and floodplain, the plan commits to an urban frontage so that buildings will create a more urban street wall, wide sidewalks, streetscape and elimination of parking between the buildings and the street as suggested in UDO Section 4.7.5.H. The project's landscape design respects the existing water features and low-lying areas, reflecting the local climate and topography consistent with UDO Section 4.7.5.I. The project includes significant open space – both passive and active -- as a part of the design, including new connectivity for the neighborhood to the south to Hodges Street and the Crabtree Creek greenway as suggested in UDO Section 4.7.5.J. Finally, the project is compatible and integrated into the area's development pattern by transitioning in scale from the adjacent low-density neighborhood and connecting the site to the park and greenway across Hodges Street consistent with UDO Section 4.7.5.K. Through these design elements, the project meets the objective of a clearly identifiable and legible place with unique character consistent with UDO Section 4.7.5.L.

## 5. DEVELOPMENT OF PARK, GREENWAY CONNECTION AND OPEN SPACE

The Development shall include a public, multi-use path that bisects the Property and connects Bellaire Avenue to Hodges Street, allowing bicycle and pedestrian circulation from the neighborhood to the south to the Crabtree Creek greenway trail system. In addition, the Development shall include construction of the Crabtree Creek greenway trail system on the south side of Crabtree Creek within Subdistrict C in connection with the first tier three Administrative Site Review. Further and subject to a development agreement between the City of Raleigh and the Developer that addresses cost reimbursement and timing of the improvements, the Development will include: (1) park improvements to the City-owned property located at 940 Hodges Street as a public amenity for the Crabtree Creek greenway system, including one or more of the following: open field, playground, seating area, bicycle repair facility, community garden, dog park, walking trail and public art; (2) a bridge over Crabtree Creek to provide a connection from the south side of the creek to the Crabtree Creek greenway trail on the north side of the creek; and (3) construction of the Crabtree Creek greenway trail on the south side of Crabtree Creek on city-owned property located at 940 Hodges Street.

## 6. LAND USE INTENSITY

Land use intensities for the Development are described in the site data table on Sheet C-3.20 submitted with this Master Plan. The maximum development intensities can be transferred among subdistricts so long as the overall limitation on intensities for the three subdistricts is not exceeded. Notwithstanding other permissible uses allowed on the Property, the overall maximum intensity is 498 residential units, 45,000 square feet of commercial uses and 165,000 square feet of office use. Subdistrict sizes are shown on Sheet C-3.20 submitted with this Master Plan. In compliance with UDO Section 4.7.2.C., the Development shall include at least one Mixed Use building type or two of the following building types: apartment, mixed use, general, and open lot.

The maximum land use intensities for each subdistrict and building types shown in the land use plan are outlined below:

### A. Subdistrict A

1. **Uses and Density.** Subdistrict A may be developed for up to 498 dwelling units per building not to exceed a total of 498 units in the development, 165,000 square feet of office use per building not to exceed 165,000 feet in the development, and 45,000 square feet of commercial uses not to exceed a total of 45,000 feet in the development.
2. **Building Height.** Buildings located in Subdistrict A shall be limited to 7 stories.
3. **Building Type.** Subdistrict A may contain Apartment, Mixed Use and General Building Type for residential uses, General, Mixed Use, and Open Lot Building Types for office uses, and General and Mixed Use building types for commercial uses. Apartment, Mixed Use and General Building Type may contain up to 498 dwelling units per building not to exceed a total of 498 units in the development. General, Mixed Use and Open Building Type may contain up to 165,000 square feet of office uses. Mixed Use and General Building Types may contain up to 45,000 square feet of commercial uses.

**B. Subdistrict B**

1. **Uses and Density.** Subdistrict B may be developed for up to 498 dwelling units per building not to exceed a total of 498 units in the development, 165,000 square feet of office use per building not to exceed 220,000 feet in the development, and 45,000 square feet of commercial uses not to exceed a total of 45,000 square feet in the development.
2. **Building Height.** Buildings located in Subdistrict B shall be limited to 5 stories and 80 feet in height.
3. **Building Type.** Subdistrict B may contain Apartment, Mixed Use and General Building Type for residential uses, General, Mixed Use, and Open Lot Building Types for office uses, and Mixed Use, and General Use building types for commercial uses. Apartment, Mixed Use and General Building Types may contain up to 345 dwelling units per building not to exceed a total of 345 units in the development. General, Mixed Use and Open Building Type may contain up to 220,000 square feet of office uses. Mixed Use and General Building Types may contain up to 40,000 square feet of commercial uses.

**C. Subdistrict C**

1. **Uses and Density.** Subdistrict C may be developed for recreational and parking uses in addition to parks and open space.
2. **Building Height.** Buildings located in Subdistrict C shall be limited to 45 feet in height.
3. **Building Type.** Subdistrict C may contain Open Lot Building Type.

**7. MODIFICATIONS REQUESTED PURSUANT TO UDO SECTION 4.7.2**

This PD District proposes certain modifications to the UDO pursuant to UDO Section 4.7.2. They are as follows:

**A. Block Perimeter**

Block perimeter standards contained in Article 8.3.2.A. shall be satisfied for the Development based upon the proposed public 10' wide multi-use path bisecting the Property and connecting Bellaire Avenue to Hodges Street. The Development as conceptually shown on the plan sheets will not create any lots without direct street frontage or create safety issues or contribute to congestion.

**B. Use Standards**

This master plan selects Office Mixed Use (OX) up with seven stories with an Urban Limited frontage (OX-7-UL) as its base district, which is appropriate for properties identified as a combination of Neighborhood Mixed Use, Moderate Density Residential and Public Parks and Open Space on the Future Land Use Map.

**C. Build-To**

Given the proximity to Crabtree Creek, and the corresponding floodway area that spans across a small portion of the Properties frontage along Hodges Street (preventing placement of buildings immediately adjacent to Hodges Street), the primary street build-to applicable to Urban Limited frontage contained in UDO Section 3.4.7.C. shall be a minimum of 0' and a maximum of 125'.

Further, the minimum building width in the primary build-to shall be 30%.

#### **D. Parking Setbacks**

The Existing Building in Subdistrict A as of the date of this master plan was constructed prior to the parking setback requirements. Therefore, there shall be no minimum parking setback applicable to the Existing Building in Subdistrict A **as required in UDO Section 3.2.5.C. (General Building Type), 3.2.6.C. (Mixed Use Building Type) and 3.2.8.B. (Open Lot Building Type).**

#### **E. Design of Parking Structure**

Given the need to raise any building above flood elevation, the ground level of any parking structure in Subdistrict B shall not be required to include an active use as otherwise required in UDO Section 3.4.2.C. Instead, the Development will include decorative screening and/or landscaping to screen the parking structure.

#### **F. Floor Heights**

The Existing Building in Subdistrict A, as of the date of this master plan, was constructed prior to minimum floor heights. Therefore, there shall be no minimum floor heights applicable to the Existing Building in Subdistrict A as required by UDO Section 3.2.5.E. (General Building Type) and 3.2.6.E. (Mixed Use Building Type).

#### **G. Transparency**

The Existing Building in Subdistrict A was constructed prior to minimum transparency requirements. Therefore, there shall be no transparency requirement applicable to the Existing Building in Subdistrict A **as required in UDO Section 3.2.4.E. (Apartment Building Type), UDO Section 3.2.5.F. (General Building Type), and 3.2.6.F. (Mixed Use Building Type).** In addition, given the need to raise any building located in Subdistrict B above flood elevation, the ground level of any structure in Subdistrict B shall not have a minimum transparency requirement as provided in UDO Section 3.2.4. E. (Apartment Building Type), UDO Section 3.2.5.F. (General Building Type), and 3.2.6.F. (Mixed Use Building Type).

#### **H. Blank Wall**

The Existing Building in Subdistrict A as of the date of this master plan was constructed prior to minimum transparency requirements. Therefore, there shall be no blank wall requirement applicable to the Existing Building in Subdistrict A **as required in UDO Section 3.2.4.E. (Apartment Building Type), UDO Section 3.2.5.F. (General Building Type), and 3.2.6.F. (Mixed Use Building Type).** In addition, given the need to raise any building in Subdistrict B above flood elevation, the ground level of any structure in Subdistrict B shall not have a blank wall requirement as provided in UDO Section 3.2.4. E. (Apartment Building Type), UDO Section 3.2.5.F. (General Building Type), and 3.2.6.F. (Mixed Use Building Type).

#### **I. Protective Yards and Screening**

The Existing Building in Subdistrict A as of the date of this master plan was constructed prior to the protective yard and screening requirements in the UDO. Consequently, there shall be no protective yard and screening requirement as provided in UDO Section 7.2.4 and 7.2.5. applicable to the Existing Building in Subdistrict A.

#### **J. Open Space/Outdoor Amenity Area**

The Development shall include a minimum of 20% open space per the standards contained in UDO Section 4.2.7.G. and reflected in Sheet C-3.1 Pedestrian Circulation and Open Space Plan. Given the substantial amount of open space and existing floodway and floodplain on the property, the outdoor

amenity area requirement contained in **UDO Section 3.2.4.A. (Apartment Building Type)**, **UDO Section 3.2.5.A. (General Building Type)**, and **3.2.6.A. (Mixed Use Building Type)** shall be reduced from 10% to 5%.