

ZEBULON SOUTH

Comprehensive Planned Development Document

715 S. Wakefield Street and S. Arendell Avenue
Zebulon, North Carolina



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Zebulon South

Prepared For:

TOWN OF ZEBULON

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1.0 Introduction

Zebulon South is a proposed residential community utilizing the Town of Zebulon Planned Development Zoning as outlined in the Unified Development Ordinance (UDO). The assemblage is made up of three parcels with frontage on both S. Wakefield Street and S. Arendell Avenue. The total existing tract area is about 118.6 acres.

The development is bordered to the north by an existing solar farm. To the east across S. Arendell Avenue are existing single-family homes and a church. South and southeast of the property are existing single-family homes and agricultural fields as well as wooded properties. Existing single-family homes and agricultural fields are located west of the property.

Zebulon South PD will be developed into a high-quality master planned community that will provide a variety of housing types and amenities. By utilizing the PD zoning, the master plan containing site specific regulations will guide the development resulting in a well-integrated mix of housing types, lot sizes and densities with open space and preservation of environmentally sensitive areas. The flexibility offered by a PD zoning will result in a more efficient use of the land and network of utilities and streets.

The proposed community will consist of single family detached and attached residential development. The current zoning is R-2 and R-4. The Grow Zebulon Comprehensive Land Use Plan (LUP) designations are General Residential (GR) and Suburban Residential (SR) for the property. The LUP specifically identifies a PD as being a primary land use type in the SR and GR LUP classifications. The development will have an integrated mix of housing types, consistent with the LUP's recommendations for providing a diverse stock of residential choices. The diverse housing choices will promote varied price points, consistent with the LUP. The proposed zoning is Planned Development (PD) which is consistent with the LUP designations.

With over 50% open space, preserving the significant amount of environmentally sensitive areas is a design of the Master Plan, consistent with Land Use and Development Policy E, General Policies G1 and G6, Residential Policy R4, and Parks and Open Space Policy P5. The environmentally sensitive areas, to a large degree, are located on the perimeter of the development, allowing for concentration of infrastructure improvements in the central area of the development. The Master Plan utilizes existing wetlands, open space and larger lots as buffer for the development, mitigating effects of the development on the surrounding community. Open space, common amenities and an integrated system of walking trails, including a publicly-accessible greenway, support a high quality of life for the residents in and around the development. Open space shall exceed the Town of Zebulon minimum requirement for PD zoning.

The development includes the construction of a collector street connecting S. Wakefield Street and S. Arendell Street as shown on the Grow Zebulon Comprehensive Transportation Plan, improving community connectivity. This is consistent with Land Use and Development Goal 3, Land Use and Development Policy G, General Policy G3, and Residential Policy R3. The internal street network includes three access points to existing public roads promoting access options for residents of the development.

Zebulon South development shall be developed in phases.

2.0 Vicinity Map

Zebulon South PD is located between S. Wakefield Street and S. Arendell Ave as shown on the vicinity map in Figure 1.



FIGURE 1

3.0 Permitted Uses

Zebulon South PD proposes to allow the development of residential uses including Single Family Detached and Single Family Attached along with accessory uses as permitted in the R6 zoning district. Figure 2 below provides a listing of the proposed permitted uses. The uses are subject to the regulations of the Town of Zebulon UDO.

Use Category	Specific Use	PD
Residential Uses	Single Family Detached and permitted accessory uses	P
	Single Family Attached and permitted accessory uses	P

FIGURE 2

4.0 Design Controls

Development Area - 118.6 acres

Density:

Maximum Density: 2.9 dwelling units per acre
Units: 340 dwelling units
(maximum 220 SF detached & 120 SF attached)

Building Height:

Maximum Building Height / # of stories: 50 feet / 3 stories

Building Setbacks:

Single Family Detached Front Loaded:

Front: 20'
Side: 5'
Corner Side: 10'
Rear: 15'

Single Family Detached Rear Loaded:

Front: 10' max
Side: 3'
Corner Side: 10'
Rear: 20'

Single Family Attached Rear Loaded:

Front: 10' max
Building Separation: 10'
Rear: 20'

Buffers:

Streetscape Buffers: 15' Type C Streetscape Buffer

Perimeter Buffers: 30' Type A Perimeter Buffer

Existing vegetation shall be utilized to the extent possible. All streetscape and perimeter buffers shall be provided in accordance with the Town of Zebulon UDO.

Disturbance within the buffer is only allowed as follows:

- a. Construction of driveways, public streets and walkways perpendicular to the buffer strip shall be allowed where such construction is necessary for safe ingress and egress to the site. The nature and limits of such construction must be designated on the approved master subdivision plan.
- b. Notwithstanding any other provision pertaining to buffers, City of Raleigh public utilities and easements shall be allowed, parallel and otherwise, within buffers, and the area within such easements shall still count towards buffer and undisturbed buffer calculations.

5.0 Architectural Standards

To encourage multiple architectural styles, buildings will be any variety of Craftsman, Traditional, Colonial, etc. While each of the architectural offerings proposed will have its own identity, a number of common threads will link the homes in the development, including color palettes, materials, roofing, and decorative garage doors. Elevations have been included in an effort to represent the bulk, massing, scale and architectural style of the development.

Requirements for All Homes:

Roofs:

Roof lines shall vary to reduce the scale of the structure and add visual interest. Roof shapes (flat, hip, mansard, gable, or shed for example) and material shall be architecturally compatible with façade elements and the rest of the structure. Shed roofs may be used on porches and dormers.

3-tab/235 shingles are not permitted.

All gutter downspouts shall discharge to the side or rear of the structure.

Façades:

The principal structure's front façade must incorporate recesses and projections along at least 50% of the length of the façade. Windows, awnings, and porch area shall total at least 50% of the façade length abutting a public street.

Façades shall incorporate a repeating pattern of change in color, texture, and material modules.

No venting will be provided on any front facades except that when a bathroom is located on the front of the unit, a vent of a similar color to either the siding or the trim may be provided on the front of the unit.

Entryways:

Doors shall have built-in windows; alternatively, a solid door is allowed provided side lights (side windows) are installed immediately adjacent to the solid door. Double front doors are allowed as an option.

Front doors shall be illuminated.

Variations in color schemes and textures are encouraged in order to articulate entryways so as to give greater recognition to these features.

An option to include an overhang on rear exterior doors shall be provided. When this option is chosen by homeowner, the overhang shall extend at least 24 inches.

Windows:

All street-facing exterior windows shall have trim and screens. Trim shall be a minimum of 3 inches wide.

Materials and Color Palette:

Predominant exterior building materials shall be high quality materials including brick, wood, stone, fiber cement, and/or wood composite.

Vinyl siding is not permitted; however, vinyl windows, decorative elements and trim are permitted.

Trim color shall be distinct from façade color.

Front and side porches with open foundations shall have brick or stone piers and openings shall be fully screened with evergreen plantings.

A varied color palette shall be utilized on homes throughout the subdivision and shall include siding, trim, shutter, and accent colors complementing the siding colors.

Screening:

All residential structures shall have screening by vinyl privacy fence installed on the sides or rear of the structure to prevent visibility of roll out refuse carts from the public right-of-way or adjacent properties.

Vegetative screening for HVAC units shall be provided.

Requirements for Single-family Detached Front Loaded Homes:

- Each home shall have a minimum of one story and a maximum of three stories.

- Each home may have a raised slab foundation. Raised slab foundation shall contain stone or brick.
- Finished floor elevations shall comply with UDO Section 4.3.3.P.1.
- Garage doors must have windows, decorative details or carriage-style hardware.
- Each garage will either have one light on each side or two lights above the garage door.
- Eaves shall project at least 8 inches from the wall of the structure.
- The front elevation of each unit shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (ie stone and hardiplank or brick and shake).
- A minimum 18-inch masonry (brick or stone) water table on the front façade shall be provided.
- On at least 30% of units, masonry (brick or stone) shall extend the full height of the ground floor.
- Each front porch shall contain a covered stoop.
- All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above.
- No single family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it.

Requirements for Single-family Detached Rear Loaded Homes:

- Each home shall have a minimum of one story and a maximum of three stories.
- Each home may have a raised slab foundation or crawl space. Raised slab foundation shall contain stone or brick.
- Finished floor elevations shall comply with UDO Section 4.3.3.P.1.
- Eaves shall project at least 8 inches from the wall of the structure.
- The front elevation of each unit shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (i.e. stone and hardiplank or brick and shake).
- A minimum 24-inch masonry (brick or stone) water table on the front façade shall be provided.
- All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above.
- No single family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it.

Requirements for Single-family Attached Rear Loaded Homes:

- Each home shall have a minimum of two stories and a maximum of three stories.
- Each home may have a raised slab foundation.
- The front elevation of each unit shall contain a minimum of 10% masonry (brick or stone) and shall contain a minimum of two siding materials (i.e. stone and hardiplank or brick and shake).
- No two consecutive units within a single building shall contain the exact same front elevation regarding materials or color palette.

- All sides of a principal structure that face an abutting public street shall have architectural and decorative features as described above.

Requirements for Amenities:

A mail kiosk shall be located adjacent to the clubhouse and pool. The kiosk shelter shall be designed with similar architectural style, materials and color palette as the homes in the neighborhood. Cluster mailboxes shall meet the requirements of Section 6.12.7 of the Town of Zebulon UDO.

The clubhouse shall match residential buildings with regard to style, materials and color palette.

Deviations for Architectural Requirements:

We commit to the architectural requirements in Section 5.2.4 of the UDO. We will work with Town Planning and Building staff to provide additional architectural features with the exception of Section 5.2.4.E.3.e. Garage doors will not be required to be located at least two or more feet behind the front porch or the primary entrance to the dwelling.

6.0 Parking and Loading

All parking and loading areas shall comply with applicable requirements of the Town of Zebulon UDO Section 5.8. Guest parking shall be constructed for each phase to meet the requirements of that phase. At least five (5) on street parking spaces shall be provided in accordance with the Utility Allocation Worksheet.

7.0 Signs

All signage shall comply with applicable standards and requirements of the Town of Zebulon UDO Section 5.11.

8.0 Infrastructure

8.1 Public Water

Public water will be provided via extensions of the existing City of Raleigh water system. Existing water is located in S. Arendell Avenue closer to the Town of Zebulon near Temple Johnson Road. Water infrastructure will be extended from the current terminus and along the site frontage of S. Arendell Avenue and S. Wakefield Street. Infrastructure shall be extended throughout the site as required for development to provide public water to all lots.

8.2 Sanitary Sewer

Public sanitary sewer will be provided via extensions of the existing City of Raleigh sanitary system. A pump station will be constructed on site. Existing gravity sanitary sewer is located north of the site closer to the Town of Zebulon near Temple Johnson Road. The forcemain connection will be made to this existing gravity sewer. The gravity sanitary sewer infrastructure will be extended throughout the site as required.

8.3 Streets and Alleys

All streets shall be in conformance with the Town of Zebulon Transportation Plan and shall be constructed to Town of Zebulon standards and specifications. A proposed 80' right-of-way median divided collector street has been shown on the Master Plan connecting S. Wakefield Street and S. Arendell Avenue as shown on the Town's Transportation Plan. The median shall be landscaped with a minimum Type B standard, and the landscaping shall be maintained by the Homeowner's Association (HOA). The collector street construction shall follow the phasing of the project. Each section shall be constructed within the phase which it is located.

The ultimate cross section of both S. Wakefield Street and S. Arendell Avenue is a 100' right-of-way 2-lane median divided roadway. This project shall construct half of the cross-section along the property frontage. The Parks and Recreation Master Plan proposes a greenway along each of these roads. These greenways shall be incorporated as a 10' mixed use path along the roadway in place of a traditional 5' sidewalk.

Alleys shall be located within a 20' right-of-way with 10' of asphalt pavement width.

8.4 Pedestrian Connectivity

Sidewalks shall be provided on both sides of all streets throughout Zebulon South PD. Alleys shall not have sidewalks.

The public greenway shown on the Town's Comprehensive Transportation Plan shall be constructed through the site along the north side of the development. A private trail shall connect the sidewalk system to the public greenway approximately as shown on the Master Plan. Additional private trails may be constructed as desired by the HOA.

9.0 Stormwater Management

The proposed development will meet all applicable requirements and standards as outlined in the Town of Zebulon Street and Storm Drainage Standard and Specifications Manual. Zebulon South PD will meet all stormwater quantity and quality reduction requirements. Proposed stormwater control measures (SCMs) will typically consist of wet ponds and other approved measures. SCMs will be located within open space areas and be maintained by the HOA.

10.0 Natural Resources and Environmental Data

The development site consists mostly of agricultural fields along with wooded areas surrounding the streams, wetlands and existing pond.

Existing streams and wetlands have been delineated and buffered as required by Town, State and Federal agencies. The site is located within the Neuse River Basin. Any impacts requiring permits shall be obtained and permitted through the Town of Zebulon, NC Division of Water Resources and US Army Corps of Engineers as applicable.

No special flood hazard areas are located onsite per FEMA FIRM Map 3720270500k & 3720270400L dated 7/19/2022.

11.0 Pocket Parks and Open Space

Active and passive open spaces and recreational features will provide the residents with excellent on-site amenities. An integrated system of walking trails traverses open space and environmentally sensitive areas providing a unique amenity for the development. The development provides over eleven acres of open space, including over five acres of active open space. An on-site swimming pool and clubhouse provide pedestrian accessible amenities for the residents of the development.

Pool:

- Minimum 1,000 square foot water surface area

Clubhouse:

- Minimum 1,500 square foot clubhouse without kitchen

Tot Lot:

- Minimum 600 square feet including ASTM fall zones
- IPEMA Certified Playground Equipment
- Target age: 2-12 years

Dog Park:

- Minimum 6,000 square feet of fenced area
- Fence shall be a minimum of 4' tall galvanized or vinyl-coated chain link fence
- Shall include a minimum of two benches, one trash can and one dog waste station

Pocket Park:

- Minimum of 8,000 square feet of area for multi-purpose play
- May include benches, paths, trashcans and enhanced landscaping
- Located between S. Arendell Avenue and the overhead power easement adjacent to single family attached homes as illustrated on Master Plan

Private Trails:

- Minimum 6' wide nature trail connecting from sidewalk system to Public Greenway as illustrated on Master Plan

12.0 Homeowner's Association

Prior to the issuance of the first certificate of occupancy for the development, a Homeowner's Association (HOA) shall be formed to govern the affairs of the development. The HOA shall be responsible for maintaining the common areas of the development including any shared stormwater facilities, landscaping, hardscape structures (such as signage, irrigation, lighting, and fountains) and recreation amenities.

13.0 Residential Lot Landscaping

Individual residential lots shall be landscaped per Town of Zebulon UDO for foundation plantings and site landscaping.

Foundation plantings consisting of evergreen shrubs or decorative grasses with a minimum height of 18 inches shall be located within 10 feet of any foundation wall visible from a public street excluding alleys. Shrubs shall maintain a maximum on-center placement of three feet.

Site landscaping consisting of one canopy tree for every 2,000 square feet of lot area is required. Canopy trees may be located anywhere within the residential lot except where limited by easements, sight distance triangles or buffer areas.

HVACs and ground-based mechanical equipment shall be screened utilizing evergreen shrubs on sides visible from a public street.

14.0 Consistency with Comprehensive Plan and Land Use Map

Zebulon South PD is consistent with the Town of Zebulon Comprehensive Plan and Land Use Map goals and objectives. The development is located in SR and GR land use categories where PD zoning is a recommended land use type particularly where a mix of housing types and varying densities is proposed.

Proposing both single-family detached and attached product supports the Town's desire for a variety of housing types and price points. This draws new residents and provides additional housing choices for existing residents.

The site design incorporates in a variety of lot sizes supporting the goal of increasing a diverse housing stock for the Town. The variety ensures additional housing choices as well as a variety of price points.

Providing more concentrated development while preserving environmentally sensitive areas and perimeter buffers provides a transition to the existing single-family homes and agricultural properties adjacent to the development.

The integrated system of streets, sidewalks, trails and greenways provide a cohesive pedestrian and vehicular network adhering to the Town's Comprehensive Transportation Plan and provided a thoughtfully planned neighborhood.

15.0 Compliance with the UDO

This Master Plan shall be the primary governing document for the development of Zebulon South PD. All standards and regulations in this Master Plan shall control over general standards of the UDO. Provided, however, that if a specific regulation is not addressed in this Master Plan, UDO regulations shall control. Zebulon South PD will comply with all other relevant portions of the Town of Zebulon Unified Development Ordinance.

16.0 Site Plan Review

Pursuant to UDO Section 3.5.5.B.4, the applicant requests an exemption from subsequent site plan review. This PD includes a master plan that is detailed and meets the requirements for a site plan, as demonstrated by the included Zebulon Site Plan Checklist. Therefore, upon approval of this PD, the applicant shall be exempt from subsequent site plan review.

17.0 Additional Zoning Conditions

In addition to conditions contained throughout the visual and written document, additional written voluntary conditions have been offered to ensure a quality development.

1. Uses shall be limited to single family detached, single family attached, and accessory uses as permitted in the R6 zoning district.
2. Minimum driveway stem length shall be 20'.
3. Single family detached rear load lots shall have a minimum lot size of 4,800 sf.
4. Single family detached front load lots shall have a minimum lot size of 6,000 sf.
5. Single family attached lots shall have a minimum lot size of 2,000 sf.
6. The minimum lot width for front loaded lots shall be 50' reduced from 70'.
7. All single family detached rear loaded homes shall have a sidewalk connection from the front door or porch to the public sidewalk.
8. The clubhouse and pool shall be completed before the 150th Certificate of Occupancy for any dwelling is issued.