

Pearces Rd

Planned Development

Town of Zebulon, NC

Developer: TBM Partners, LLC.

November 2024

Revised January 2025

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CE GROUP

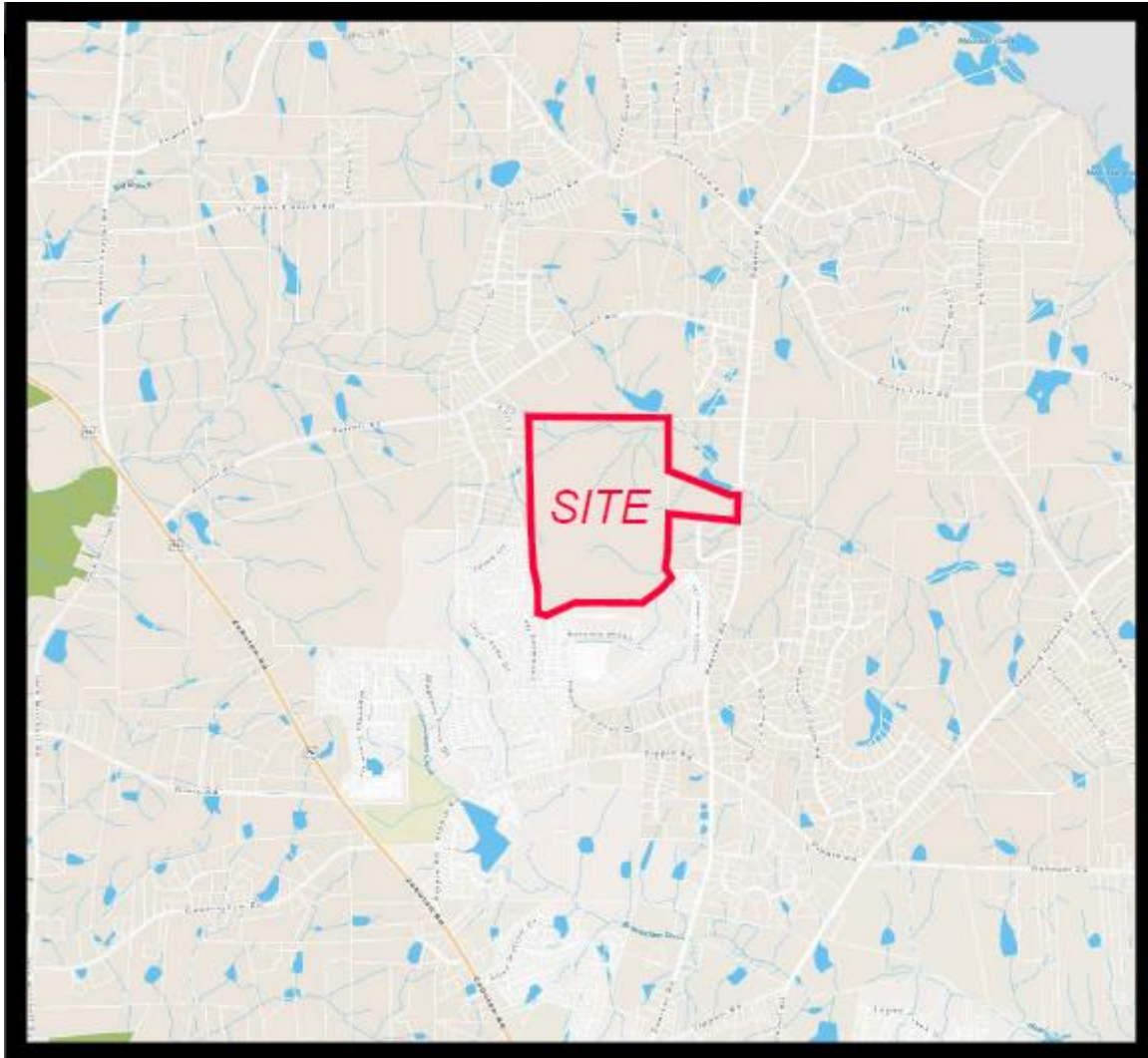
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SECTION 2: VICINITY MAP



SECTION 3: PROJECT DATA

Project Name: Pearces Rd Property

Developer: TBM Partners, LLC
Attn: Joe Cebina
6131 Falls of Neuse Rd, Suite 200
Raleigh, NC 27609

Prepared By: CE Group, Inc
301 Glenwood Avenue, Suite 220
Raleigh, NC 27603

Designated Point of Contact Clay Matthews (CE Group, Inc.)

Current and Proposed Zoning
Current: R-30 (Wake County)
Proposed: Planned Development (PD) (Town of Zebulon)

Current and Proposed Land Use
Current: Vacant
Proposed: PD

SECTION 4: PURPOSE STATEMENT

The Pearces Rd Property is a proposed Planned Development (PD) under the Town of Zebulon's Unified Development Ordinance (UDO). The property is currently located within the Town's Planning jurisdiction. The project is located off Pearces Rd approximately 0.32 miles south from the intersection with Ferrell Road and approximately 1.07 miles north of Pippin Road. Primary access to the project is provided from Pearces Rd with a proposed secondary access from the south via Hunters Greene Drive.

The blended density for the entire project is 3.17 dwelling units per acre. The project will provide flexibility in residential building type as well as ± 2.5 acres of commercial, institutional, and civic use. The minimum detached single family lot size will exceed 4,800 SF. The minimum attached residential lot size will exceed 1,000 SF. A 40' landscaped (or existing vegetated) perimeter buffer is planned along the project perimeter.

The project will have sidewalks on both sides of the street providing for a pedestrian friendly environment. The project will be complementary with adjoining uses providing high quality residential single-family attached and detached homes.

SECTION 5: PERMITTED USES

The Project includes residential uses and residential support uses including:

- Single Family (SF),
Townhomes (TH), Condos
- Community Recreation Facility
(Private)
- Park (Active)
- Park (Passive)
- Daycare (Adult or Child)
- Cultural Facility / Library
- Fire / EMS / Police Station / Life
Safety
- Utility Minor
- General Office / Medical or
Dental Office
- Youth Center
- Co-working Space
- Animal Daycare/ Grooming
Facility
- Coffee Shop
- Financial Services
Establishment
- Hair, Nails, Skin-related
Services
- Packaging/ Printing Services
- Vet Clinic
- Farmers Market

SECTION 6: DESIGN CONTROLS

- A. Maximum Density for the Project is 3.17 units per acre.
- B. Proposed Maximum Height of All Buildings is 35 feet, Maximum Stories: 3
- C. Dimensional Standards

Minimum Lot Width

Single Family (Front-Loaded)	60'
Single Family (Rear-Loaded)	40'
Townhome (Rear-Loaded)	22'
Condo	18'
Commercial/Institutional/Civic	120'

Minimum Lot Size

Single Family (Front-Loaded)	7,200 SF
Single Family (Rear-Loaded)	4,800 SF
Townhome (Rear-Loaded)	2,420 SF
Condo	1,000 SF
Commercial/Institutional/Civic	10,000 SF

Maximum Lot Coverage

Single Family (Front-Loaded)	80 %
Single Family (Rear-Loaded)	80 %
Townhome (Rear-Loaded)	100 %
Condo	100 %
Commercial/ Institutional/ Civic	70 %

D. Setbacks:

<i>Detached Single-Family</i>	<i>SF Front-Loaded</i>	<i>SF Rear-Loaded</i>
Street Setback	20'	10'
Side Yard	5'	5'
Rear Yard	20'	10'
Side Corner	15'	10'
Minimum space between Buildings	10'	10'

<i>Attached Single-Family</i>	<i>Townhome</i>	<i>Condo</i>
Street Setback	10'	10'
Side Yard	0'	0'
Rear Yard	20'	15' from ROW*
Side Corner	10'	15' from ROW
Maximum units per Building	6'	6'
Minimum space between Buildings	20'	20'

*ROW – Right-of-way

Commercial/ Institutional/ Civic

Minimum Street Setback	10'
Maximum Street Setback	50'
Minimum Side Setback	10'
Minimum Rear Setback	25'
Minimum space between Buildings	25'

- E. Percentage of Impervious Area Will not Exceed 46% for Entire Project
- F. Perimeter Buffer 40' Vegetated (Existing or Planted)
- G. Maximum Block Length 1,200 LF
- H. All Units/Lots 60' wide or greater may be front-loaded. Any lots/units less than 60' wide shall be rear-loaded.
- I. All residential units shall have both vehicular and pedestrian access to a public right-of-way (ROW).

SECTION 7: PARKING

Off-Street Parking

Each Single-Family Residence will have at least (2) paved parking spaces. The spaces will be within an enclosed garage, a driveway, or a designated parking pad.

Front-loaded single family units are setback a minimum 20' from ROW to ensure parked vehicles do not overhang sidewalks.

Rear-loaded single-family units provide a minimum 20' from the right-of-way (alley) to the garage with an additional 8' before the alley pavement providing ample space to prevent vehicle overhang into the alley. Additional satellite parking in townhome areas provide ±56 spaces.

Each Condo-style product will be surface parked at a minimum of 2 spaces per unit.

Any non-residential uses shall comply with Town of Zebulon's UDO for required number of parking spaces.

On-Street Parking

On-street parking is provided throughout the neighborhood in designated areas protected by curb bump-outs where driveways are not present.

Parking Dimensions

All parking areas to comply with Town of Zebulon's UDO for parking space and drive aisle dimensions.

SECTION 8: SIGNS

Signage for this project will comply with the Town of Zebulon's UDO.

SECTION 9: NATURAL RESOURCE AND ENVIRONMENTAL PROTECTION

- A. Pearces Rd Property is located in the Little River and Neuse River Basin watersheds and ultimately drains into the Neuse River.
- B. There is a FEMA mapped Floodplain within the project limits; see Existing Conditions Map. FIRM panel #s: 3720179700K effective date: 7/19/2022 and 3720270700K effective date 5/2/2006.
- C. There are no known historic structures within the project limits.

SECTION 10: STORMWATER MANAGEMENT

The project will meet all applicable requirements and standards of the Town of Zebulon's UDO. This project will meet all stormwater quantity and quality reduction requirements. The proposed devices may include water quality ponds, bioretention areas, and other approved measures to treat and control stormwater runoff. The devices will be located within open space areas and be positioned and landscaped to be an amenity for the project. The Property Owners Association will be responsible for the maintenance and operation of these features.

SECTION 11: OPEN SPACE

The project will have internal private parks along with a central amenity to include a pool, shelter, and bathroom facilities. Playground structures are planned along with passive lawns for informal play. There are 10' wide paved multi-use trails and secondary natural trails located throughout. Recreational amenity descriptions are listed below:

A. Open Space Types

Passive - Low intensity recreational opportunities such as walking or sitting.

Allowable Amenities:

- Walking/ Bicycle Trails
- Greenway Trails (paved and mulched)
- Tables, Shelters, Grills, Picnic Facilities
- Lawn areas/ Community Greens
- Lakes, Ponds, Wetlands, Streams

Active – Recreational opportunities such as swimming, field sports, or court sports.

Allowable Amenities:

- Swimming pools or other water play areas
- Sports fields or courts
- Clubhouses
- Playgrounds
- Exercise trails
- Disc golf
- Cornhole/ Horseshoe Pit

Urban – formal or informal outdoor gathering spaces.

Allowable Amenities:

- Plazas/ Courtyards
- Roof gardens
- Outdoor dining areas
- Pocket parks**
- Dog parks

** Pocket parks may include any of the features listed below:

- Seating
- Additional landscape to include at least one (1) ornamental tree
- Shade structures
- Art installations
- Gardens
- Fountains

B. Requirements

Total Open Space - 10% of Gross Acreage Minimum

Total Active Space*** - 50% of Total Required Open Space

*** Active Open Space requirement may be satisfied by including urban open space amenities.

SECTION 12: LANDSCAPING

Street Trees: One (1) Canopy tree no more than 50 linear feet on center, within the ROW, except where on-street parking exists. Where on-street parking exists, street trees shall be placed within curbed bump-outs, regardless of spacing.

Parking Areas: Parking area plantings shall comply with Section 5.6.9 of the Town of Zebulon's UDO. Parking areas that do not have frontage on a public ROW are not required to provide a streetscape buffer. However, those parking areas shall provide a perimeter planting strip along any private ROW or alley.

Perimeter Buffers: An overall "Type B" buffer shall be provided for the project perimeter. A "Type C" buffer shall be provided along the northern boundary of PIN # 2707117317. A "Type D" buffer shall be provided along shared boundary with PIN # 2707125564.

Streetscape Buffer: Streetscape buffers shall apply to Pearces Rd frontage and comply with Section 5.6.12 of the Town of Zebulon's UDO.

Interior Buffer: Interior buffers shall be placed between Commercial/ Institutional/ Civic parcel and Residential units and comply with Type C buffer as defined in Town of Zebulon's UDO.

Foundation Plantings: All non-residential uses (to include community clubhouse) shall comply with Section 5.6.11.D.1 of the Town of Zebulon's UDO. All residential units shall provide plantings within 10' of the foundation of any public ROW facing façade. There shall be no gaps greater than 6' of exposed foundation.

SECTION 13: PUBLIC FACILITIES

Water: The project will connect to the City of Raleigh's distribution system. Detailed routing to be determined prior to submission of the Construction Drawings.

Sewer: The project will connect to the City of Raleigh's collection system. Detailed routing to be determined prior to submission of the Construction Drawings.

Road Improvements: Left turn and Right turn deceleration lanes planned on Pearces Road (per attached TIA).

Road frontage on Pearces Rd shall include improvement for a 4-lane divided roadway according to the Town of Zebulon Comprehensive Transportation Plan. Project is required to provide improvement for the portion of roadway that extends from the centerline of Pearces Rd westward toward project area.

SECTION 14: PHASING

Phasing will be determined prior to submission of the Construction Drawings.

SECTION 15: LAND USE NOTES

The project will require the formation of a Property Owners Association which will handle the maintenance and ownership of common areas, buffers, recreation facilities, and stormwater control measures.

SECTION 16: ARCHITECTURAL STANDARDS

A. Residential

Side and Rear Façades

Where visible from public ROW, each façade shall include architectural detailing and windows.

Foundation Materials

Where foundations or slabs are exposed 12 inches or greater and are visible from a public ROW, the exposed foundation shall be covered by 1 or more of the materials listed below:

- Brick or Brick veneer,
- Stone or Stone veneer, or
- Stucco or Parging.

Exterior Materials

Allowable exterior materials are listed below:

- Brick or Brick veneer,
- Stone or Stone veneer,
- Stucco or Parging,

- Cement Board,
- Cedar Shake,
- Painted Wood, or
- Vinyl Siding.

Trim material may be any of the materials listed above.

Material Changes

Exterior material changes shall take place along a horizontal line where two forms meet, such as the wall and the foundation, the first and second stories, or the wall and roof. It is acceptable for material changes to be configured as architectural accents in areas around windows, doors, cornices, at corners, or in a repeating pattern across a façade.

Where two or more exterior materials meet or are combined, the heavier or more massive material shall be located below the lighter element(s). For example, brick below wood siding, stone below brick, wood siding below stucco, etc.

It is acceptable for heavier materials to be used as accents around doors, windows, and corners.

Street Facing Garages

Maximum Door Width

Street-facing garage doors shall not exceed a maximum width of 18 feet per garage door.

Location

The placement of the primary entrance closer to the street than a street-facing garage door is strongly encouraged, but in no instance shall a primary entrance or covered front porch/ stoop be more than nine feet farther from the street than a street-facing garage door.

Design Features

Street-facing garages shall incorporate at least two of the following design features on the building wall containing the garage doors:

- Transparent or opaque windows;
- Decorative hinges or hardware that may be functional or aesthetic;
- An overhang, eave, trellis, arbor, awning, or other similar architectural feature that projects at least 12 inches beyond the façade directly above the garage door(s);

- The garage door(s) are located at least two or more feet behind a front porch/ stoop or the primary entrance to the dwelling.

Side-loaded Garages

Side-loaded garages may be closer to the street than the primary entrance to the dwelling, provided the garage façade facing the street includes compatible design features found on other building façades, including but not limited to:

- Windows;
- Eaves;
- Overhangs;
- Decorative trim;
- Material changes; or
- Other architectural features included for the sake of compatibility with the building's other façades.

Architectural Variability

A continuous row of identical buildings along a block shall be prohibited. Each building shall include "distinctly different" front façade elevations within any single phase of the development such that:

- No three structures that are side-by-side may have the same front façade elevation; and
- No structures directly across the street from one another shall have the same front façade elevation.
- "Distinctly different" shall mean that a dwelling must differ from other adjacent and opposing dwellings in at least three of the following ways:
 - A discernable color variation, not a slight variation of a similar hue, such as beige or pastel;
 - Variation in exterior materials;
 - Use of two or more distinct variations in roof forms (e.g. gable, hip, shed, mansard, gambrel, flat, or other);
 - Variations in the number of building stories of at least one story;
 - A change in the depth of the setback from the street which gives the dwelling its street address by 3-10 feet;
 - Changes in the type or color of roofing material on structures with pitched roofs;

B. Commercial / Institutional / Civic

Building Articulation

Number of Articulation Types Required

Façades with Public ROW Frontage

Façades with public ROW frontage shall be configured to provide at least two types of building articulation.

Types of Building Articulation

Horizontal Façade Modulation

Horizontal façade modulation is the projection or recesses of building floor area either forward of primary wall plane or inwards from the primary wall plane.

Each individual projection or recess shall have a minimum depth of ten feet either beyond or inwards from the primary wall plane.

Individual projections or recesses along a wall shall be separated from one another by at least two linear feet.

In the case of multi-story buildings, horizontal façade modulation shall be required only on the first and second floors for three- or more story buildings.

Vertical Façade Modulation

Vertical façade modulation consists of architectural building elements such as columns, pilasters, posts, bays, fins, ribs, moldings, pediments, arcades, or similar features that extend outwards or recess inwards from the primary wall plane for a minimum distance of two feet. Vertical façade modulation shall extend from the grade to the top of the façade and shall maintain regular spacing.

Bow or Curvilinear Feature

Inclusion of a convex or concave bow or other curvilinear wall feature with a minimum depth or projection of at least ten feet relative to the primary façade plane.

In the case of multi-story buildings, a bow or curvilinear feature shall be required only on the first floor for the two-story buildings and on the first and second floors for three- or more-story buildings.

Green Wall

Wall-mounted panels affixed to an exterior building wall configured in accordance with the following:

- Each panel shall include living plants in a growing medium spaced so that no portion of the growing medium or the exterior wall beneath the panel is visible from a distance of five feet;
- Panels shall be self-watering and comprised of cold-hardy plants acclimatized to central North Carolina;
- Invasive plants are prohibited;
- Plants shall be maintained and replaced as needed to ensure compliance with subsection (1) above.

Roof Modulation

Inclusion of differing roof planes, roof pitches, roof forms, roof heights, or roof materials that are visually distinct from one another.

Primary Building Entrance

Inclusion of primary building entrance configured.

Outdoor Seating

Inclusion of an outdoor seating or outdoor dining area adjacent to the façade including some of the following features:

- A direct means of entry into the building;
- Seating capable of accommodating at least five people at the same time;
- Protection from automobiles and bicycles circulating on the site or on an adjacent street;
- Exterior lighting, if the establishment is open before sunrise or after dark;
- Shading from sun and rain.

Materials and Colors

Material Configuration

Where two or more materials are proposed on a building façade, the heavier or more massive material (like stone) shall be located below the lighter or less massive material (stucco);

Heavier details may be permitted, such as details on corners or around doors and windows;

Material changes shall take place at locations such as the intersection of building wings, the intersection of differing storefronts or leaseholds, interior corners, or other logical locations;

Material changes shall not take place at outside corners and material returns shall be included to a logical termination point past an exterior building corner such as a bump-out, building wing, or change in wall direction.

Prohibited Materials

The following materials shall be prohibited on any primary or secondary building façade walls:

- Untextured tilt-up concrete panels;
- Pre-fabricated steel panels;
- Corrugated sheet metal;
- Smooth-face concrete blocks;
- Vinyl siding, soffit, or fascia;
- Synthetic stucco within two feet of grade;
- Asphalt shingles or siding; or
- Mirrored glass.

Awnings

No awning shall extend outwards from the building wall more than the width of the sidewalk or ten feet, whichever is less.

Awnings must be self-supporting from the building wall.

No supports shall rest on or interfere with the use of pedestrian walkways or streets.

In no case shall any awning extend beyond the street curb or interfere with street trees or public utilities.

APPENDIX: ARCHITECTURAL EXAMPLES

Single Family Detached Unit, Example 1
(Front-Loaded)



Single Family Detached Unit, Example 2
(Front-Loaded)



Single Family Detached Unit, Example 3
(Front-Loaded)



Single Family Detached Unit, Example 4
(Front-Loaded)



Hampton - Modern Farmhouse

Single Family Detached Unit, Example 1
(Rear-Loaded)



Single Family Detached Unit, Example 2
(Rear-Loaded)



Cypress - Modern Farmhouse

Single Family Detached Unit, Example 3
(Rear-Loaded)



Single Family Detached Unit, Example 4
(Rear-Loaded)



Site Amenity
(Front View)



Site Amenity
(Rear View)

