



Planned Development Rezoning – Zebulon Fire & EMS Station

201 W Judd St, Zebulon, NC 27597

Owner/Developer:

Town of Zebulon

Christopher C. Perry, CFO – Fire Chief

114 E. Vance Street, Zebulon, NC 27597

Architecture:

ADW Architects

Contact: Mike Esposito, AIA

2815 Coliseum Centre Drive, Ste 500

Charlotte, NC 27518

Landscape Architecture/Civil Engineering:

CLH Design, P.A.

Contact: Y'Hoshua Aal-Anubia, PLA

400 Regency Forest Drive, Ste 120

Cary, NC 27518

VICINITY MAP



SITE OUTLINED IN RED

PURPOSE STATEMENT:

The purpose of this planned development (PD) rezoning request is to support the development of a new fire and emergency medical services (EMS) station that will serve as a critical component of Zebulon's growing public safety infrastructure. The proposed facility will improve emergency response times, enhance operational efficiency, and ensure expanded service coverage for the community. Located within a transitional area currently zoned Office & Institutional (OI), the site is well-positioned to accommodate a civic use of this scale and function. The PD zoning designation provides the Town and its partners with the necessary flexibility to tailor development standards and site design features in a way that prioritizes both functionality and compatibility with surrounding uses.

Unlike traditional zoning districts, the PD classification enables a more holistic and coordinated approach to site planning. This flexibility allows the design to incorporate essential operational elements—such as separate access points for emergency vehicles and the public, efficient internal circulation, and strategically located apparatus bays—while maintaining a strong commitment to environmental stewardship and community character. Sustainable building materials, resilient infrastructure, and the integration of constructed wetlands for stormwater management are key components of the site plan. These features not only support long-term operational reliability during adverse conditions but also contribute to a more visually appealing and ecologically responsible civic space.

The rezoning supports broader Town of Zebulon goals for smart growth, infrastructure investment, and high-quality public services. The project has been thoughtfully designed to balance the critical needs of a public safety facility with community values such as accessibility, neighborhood cohesion, and attractive civic design. Through architectural detailing, landscaped buffering, and the inclusion of pedestrian-friendly elements, the facility will function as a public asset that strengthens the fabric of the surrounding area. The PD rezoning is both reasonable and in the public interest, offering a strategic and forward-thinking solution that directly addresses the town's growing service demands while honoring its commitment to responsible, integrated development.

SITE ZONING

Current Zoning: O & I

Proposed zoning: PD

Proposed land use: Emergency Services

Site Acreage: 11.13 acres (to be subdivided)

PERMITTED USES

Emergency Services

DIMENSIONAL ZONING STANDARDS

To meet Office & Institutional (O&I) requirements as noted in UDO Section 3.5.2.

LANDSCAPING STANDARDS

All landscaping shall meet the requirements as set forth in Town of Zebulon UDO Section 5.6 landscaping with the following exception:

- Street trees in the sight lines of fire apparatus exit drives and street trees in conflict with existing underground utilities.

Architectural Standards:

Section 7: Architectural Standards

The building shall comply with the architectural design standards required in section 5.3.1 with the exception of the following deviations in order to provide design appropriate to the needs and functionality of an emergency facility while simultaneously respecting the residential vernacular of the neighboring properties:

523212F2 – Visitor entrances

B2 Primary entrances shall be visually prominent and shall include the following features

- i. A projection or recess beyond the adjacent wall plane
- ii. A canopy, awning, portico, archway, arcade, or other covering that extends outwards from the building wall
- iii. Architectural detailing around the entryway such as tilework, entablature, or integrated moldings
- iv. Differing roof planes, roof pitches, roof forms, roof heights, or roof materials

523212F3 – roof form

A2 Roof pitches less than 3:12 shall not require a parapet wall on all sides visible from the street so long as there is no mechanical equipment present on the roof top

523212F7 – fenestration

A2 Primary building walls – primary building walls shall be configured so that:

- i. At least 10 percent of the first floor portion of the primary wall is occupied by visually transparent windows or doors located at least every 20 feet along the facade
- ii. No more than 50 percent of any single window or door is obstructed by a window sign or other opaque display with the exception of opaque openings not included in the fenestration calculation (ex: mechanical room doors)

PARKING AND LOADING

All parking and loading areas shall comply with all applicable requirements of the Town of Zebulon UDO Section 5.8.

SIGNAGE

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

PUBLIC FACILITIES

Water and sanitary sewer:

To be served by city of Raleigh water and sanitary sewer

Streets:

No streets are proposed internal to the development

N Judd Street – 20' right of way dedicated and half of two lane divided widening/altering to be constructed including 5' sidewalk per the Town of Zebulon 2045 Comprehensive Transportation Plan and CTP Map

NATURAL RESOURCE AND ENVIRONMENTAL DATA

Existing vegetation:

This development site consists of a verified existing wetland along the western portion of the site that will be retained in its entirety. This wetland has a considerable amount of tree coverage and scrubby undergrowth

This site is within the Neuse River basin.

No portion of this site is located within special flood hazard areas defined by FEMA firm map 3720270500k, dated 7/19/2022 as being within zone "x-other areas"

STORMWATER MANAGEMENT

This site will meet all applicable standards and requirements as described in the Town of Zebulon street and storm drainage standard and specifications manual and Wake County stormwater ordinance. This project will meet all stormwater reduction requirements including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff.

This site will utilize constructed wetlands to control the stormwater and sediment runoff. Stormwater control devices shall be landscaped and constructed to be an amenity to the development and shall blend into the surroundings.

OPEN SPACE

Open space set of side required shall be 8% per UDO Section 5.7.4.A. Institutional requirements. Existing wetlands preserved onsite meet this requirement.

CONSISTENCY WITH COMPREHENSIVE PLAN AND LAND USE MAP

The proposed Fire and Emergency Medical Services (EMS) station aligns with the goals and policies outlined in the Town of Zebulon's Comprehensive Plan, particularly within the "community facilities" and "land use" chapters. The comprehensive plan emphasizes the importance of providing adequate public safety infrastructure to support the health, safety, and welfare of the community. By situating the facility in a transitional area currently zoned Office & Institutional (O&I), the development adheres to the plan's land use strategies, which advocate for the integration of civic uses in appropriate locations to serve the growing population.

Furthermore, the plan highlights the need for well-planned, accessible public facilities that enhance service delivery and community engagement. The proposed development incorporates features such as separate access points for emergency vehicles and the public, sustainable building materials, and pedestrian-friendly design elements, all of which contribute to the plan's objectives of creating functional and welcoming public spaces. The inclusion of constructed wetlands for stormwater management also reflects the plan's commitment to environmental stewardship and sustainable development practices.

COMPLIANCE WITH TOWN OF ZEBULON UDO

This project will comply with all other relevant portions of the Town of Zebulon Unified Development Ordinance.

UTILITY ALLOCATION POLICY POINTS (MINIMUM 60)

Governmental Use/Public Administration – 45

Construction of Offsite Sidewalk Improvements – 2

Stormwater Wetland – 5

Installation of Native Shade Tree Species (per tree, 10 max) – 10

Total: 62 Points