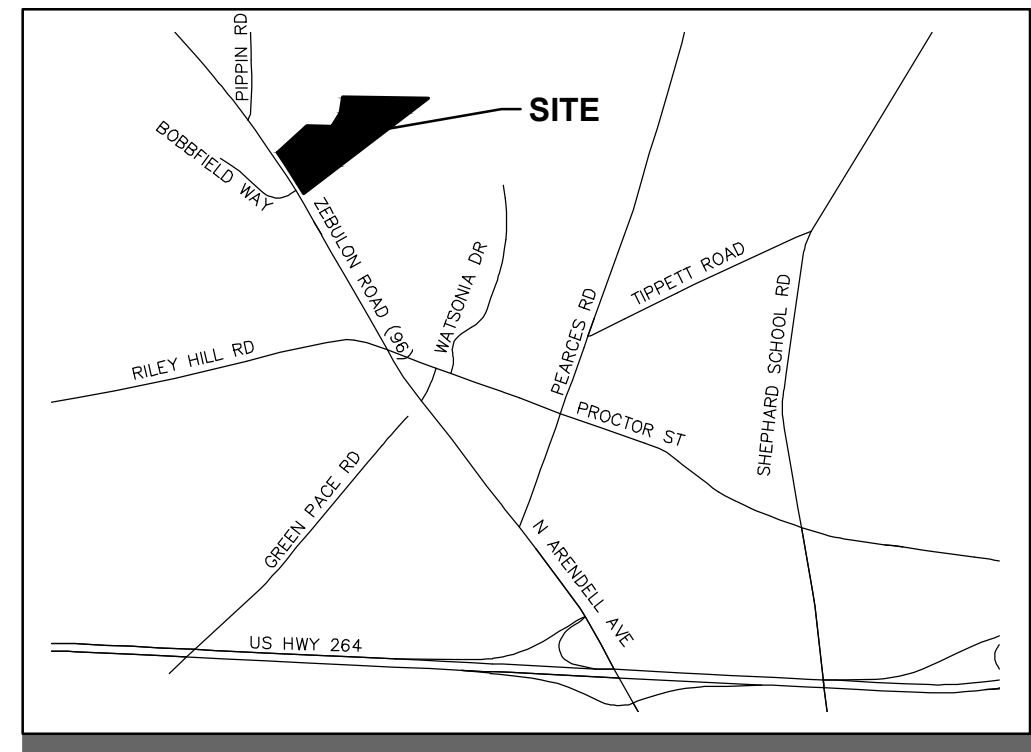
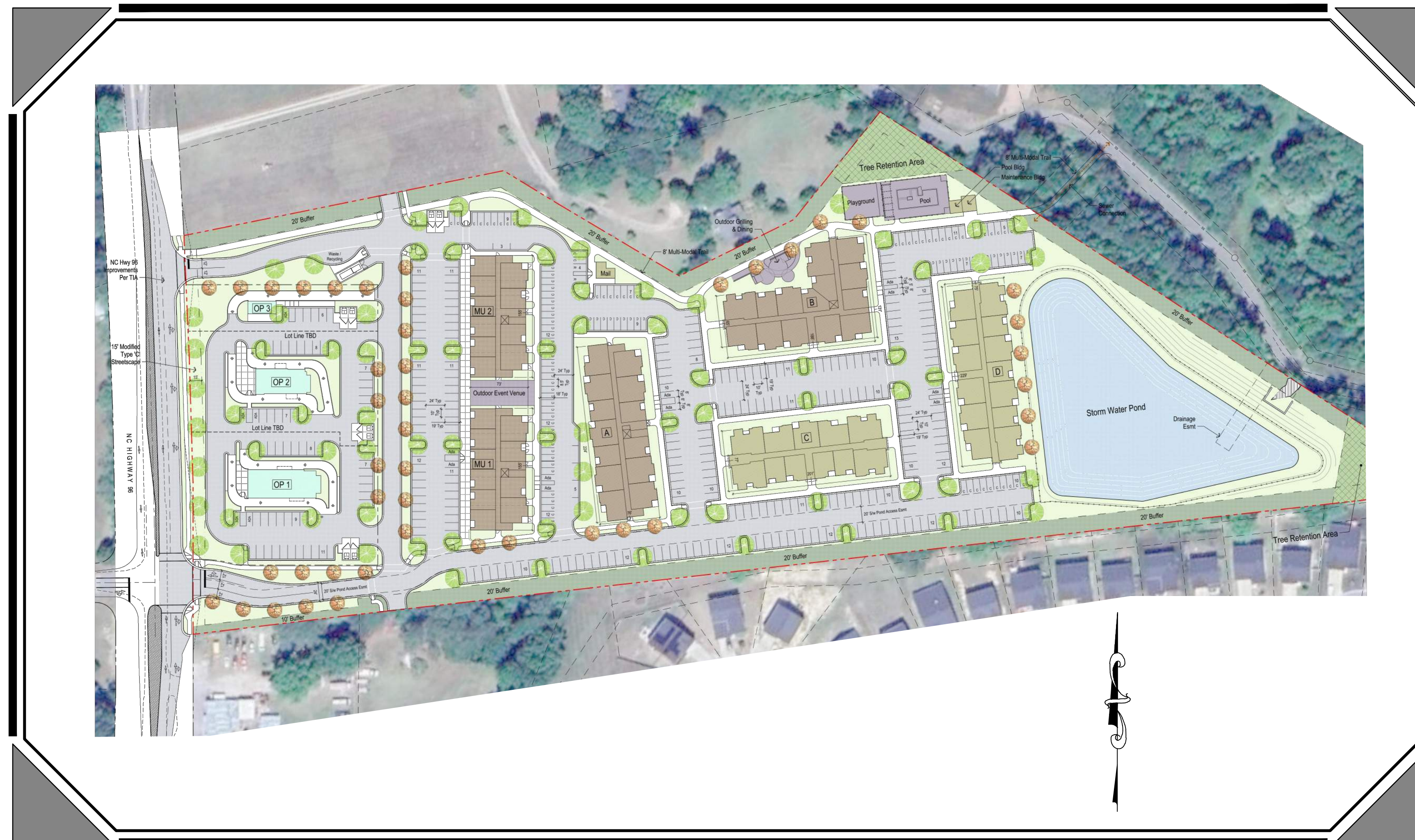




PD ZONING APPLICATION

Sheet List Table		ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER
Sheet Number	Sheet Title			
--	COVER	12/02/2024	03/18/2025	B
1	EXISTING CONDIONS	12/02/2024		
2	MASTER SITE PLAN	12/02/2024	03/18/2025	B



150' 0 150' 300'
SCALE: 1"=150' (Horiz.)

TAX MAP & PARCEL #:	1796748489, 1796854029, 1796845839
PROJECT AREA:	14.54 ACRES
EXISTING ZONING:	HC & R2
PROPOSED ZONING:	PD
EXISTING LAND USE:	SINGLE-FAMILY RESIDENTIAL, UNDEVELOPED
PROPOSED LAND USE:	MIXED USE (COMMERCIAL, MIXED-USE, MULTI-FAMILY RESIDENTIAL)

MAXIMUM NUMBER OF DWELLING UNITS:	250 UNITS
MAXIMUM COMMERCIAL / NON-RESIDENTIAL:	25,000 SF
MINIMUM BUILDING SEPARATION:	10'

FRONT SETBACK: 25 FEET
SIDE INTERIOR SETBACK: 10 FEET (ABUTTING RESIDENTIAL: 15 FEET)
SIDE STREET SETBACK: 20 FEET
REAR SETBACK: 30 FEET

MAXIMUM BUILDING HEIGHT:	60 FEET
MAXIMUM BUILDING STORIES:	4 STORIES
MAXIMUM BUILDING LENGTH:	250 FEET

STREETSCAPE BUFFER:	15 FEET WIDE ALONG ZEBULON ROAD/NC HWY 96
	TYPE C BUFFER W/ SHRUBS PER UDO SECTION 5.6.12. E
PERIMETER BUFFERS*:	10' TYPE A SEPARATION BUFFER AGAINST ADJACENT HC ZONING
	20' TYPE B INTERMITTENT BUFFER AGAINST ADJACENT R-2 & R-13
	SUD ZONING

*EXISTING TREES AND SHRUBS WILL BE UTILIZED TO MEET BUFFER LANDSCAPE REQUIREMENTS WHERE EXISTING MATERIAL MEETS BUFFER OBJECTIVES.

NAME: LONNIE P. STANCIL, JR.
ADDRESS: 1938 ZEBULON RD.
ZEBULON, NC 27597-8146

NAME: MARTHA B. STANCIL
ADDRESS: 1938 ZEBULON RD.
ZEBULON, NC 27597-8146

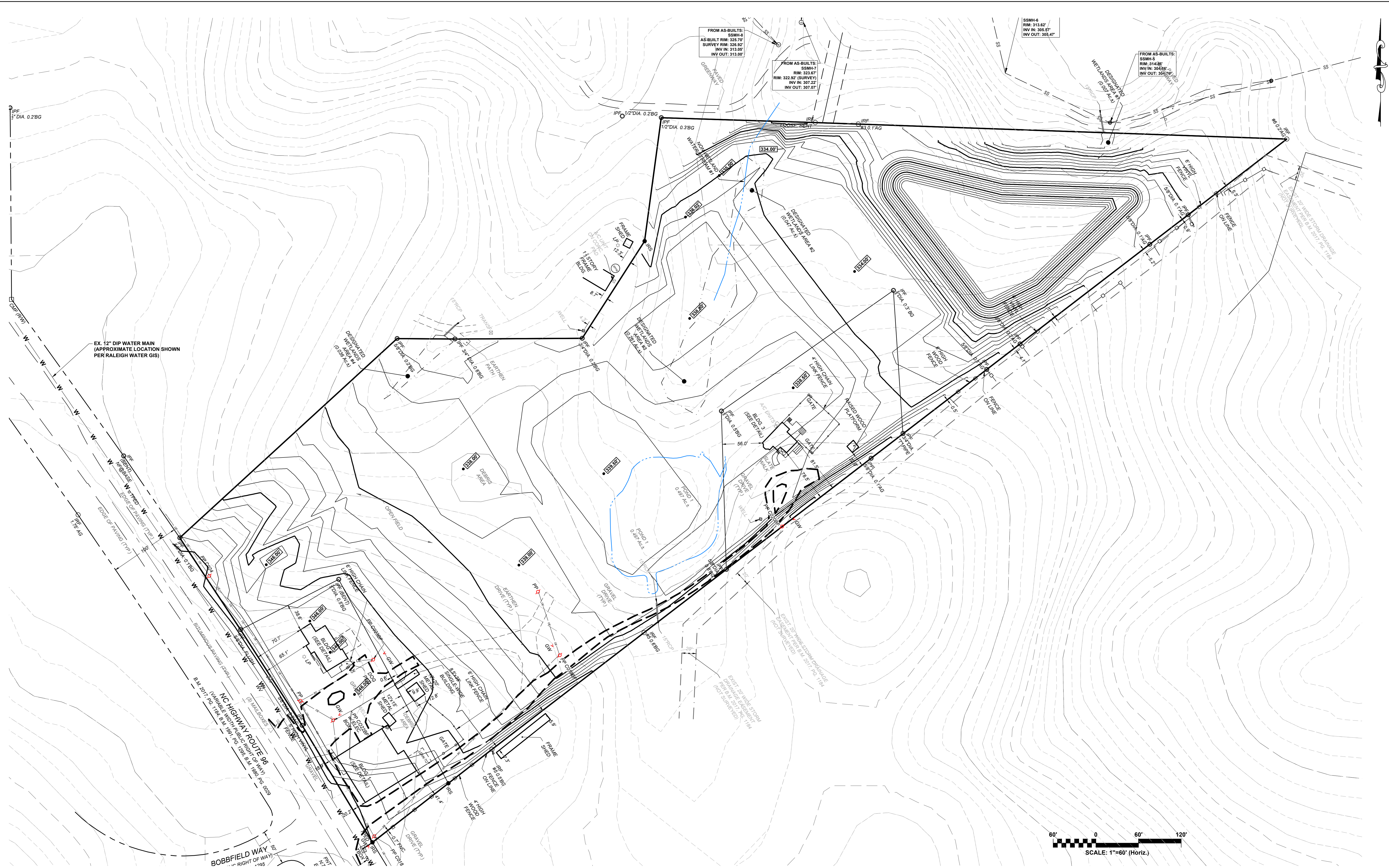
NAME: SPECTRUM INVESTMENT SOLUTIONS, LLC
ADDRESS: 2500 STONINGTON DRIVE
APEX, NC 27523
CONTACT: SCOTT HUFFMAN
PHONE #: (919) 422-5837
EMAIL: scott@greystonehomesnc.co

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**ZEBULON MIXED USE
ZEBULON ROAD
ZEBULON, WAKE COUNTY, NC**

DATE:	DECEMBER 2024
MCE PROJ. #	09572-0001
DRAWN	
DESIGNED	
CHECKED	
PROJ. MGR.	

STATUS: **PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

SCALE	
HORIZONTAL:	
VERTICAL:	DRAWING NUMBER
	REVISION



TAX MAP & PARCEL #: 1796748489, 1796854029, 1796845839
PROJECT AREA: 14.546 ACRES
EXISTING ZONING: HC & R2
PROPOSED ZONING: PD
EXISTING LAND USE: SINGLE-FAMILY RESIDENTIAL, UNDEVELOPED
PROPOSED LAND USE: MIXED USE (COMMERCIAL, MIXED-USE, MULTI-FAMILY RESIDENTIAL)

OPEN SPACE
COMMERCIAL:
SET-ASIDE REQ. / PROPOSED: +/- 110,038 SF (+/- 2.53 AC) TOTAL AREA x 3% = 3,301 SF REQ. / +/- 21,152 SF PROPOSED
ACTIVE REQ. / PROPOSED: NONE REQUIRED / NONE PROPOSED
MIXED-USE W/ RESIDENTIAL:
SET-ASIDE REQ. / PROPOSED: +/- 128,782 SF (+/- 2.96 AC) TOTAL AREA x 5% = 6,439 SF REQ. / +/- 18,203 SF PROPOSED
ACTIVE REQ. / PROPOSED: +/- 6,439 SF x 25% = 1,609.75 SF REQ. (MIN. 50% AS URBAN OPEN SPACE) / +/- 2,879 SF PROPOSED
MULTI-FAMILY RESIDENTIAL:
SET-ASIDE REQ. / PROPOSED: +/- 394,804 SF (+/- 9.10 AC) TOTAL AREA x 10% = 39,480 SF REQ. / +/- 49,835 SF PROPOSED
ACTIVE REQ. / PROPOSED: +/- 39,480 SF x 50% = 19,740 SF ACTIVE OPEN SPACE REQ. (MIN. 20% AS URBAN OPEN SPACE) / +/- 2,150 SF AND PLAYGROUND: +/- 1,848 SF

LANDSCAPING
PARKING:
LOT: 1 CANOPY TREE / 12 PARKING SPACES
406 SPACES / 12 = 34 TREES REQUIRED
MIN. 3 SHRUBS IF NO TREE PRESENT
INTERIOR: SINGLE ROW EVERGREEN SHRUBS @ 3' O.C., MAX HEIGHT 36"
PERIMETER: EVERGREEN SHRUBS @ 3' O.C. WITH 10' OF BUILDING ALONG FACADES VISIBLE FROM A STREET
FOUNDATION: 1 CANOPY TREE / 2,000 SF FOR THE FIRST 20,000 SF
SITE: 20,000 SF / 2,000 SF = 10 SITE TREES REQ.

BUFFERS
STREETSCAPE:
10' TYPE A (PER 100 LF):
20' TYPE B (PER 100 LF):
MODIFIED TYPE 'C' BUFFER
15' MINIMUM WIDTH
(3) CANOPY TREES / 100 LF = 351.66 LF OF FRONTAGE / 100 = 3.5 (3) = 11 CANOPY TREES REQUIRED
(6) UNDERSTORY TREES / 100 LF = 351.66 LF OF FRONTAGE / 100 = 3.5 (6) = 21 UNDERSTORY TREES REQUIRED
(20) SHRUBS / 100 LF = 351.66 LF OF FRONTAGE / 100 = 3.5 (20) = 70 SHRUBS AT 5' MAX. SPACING, 75% EVERGREEN
(4) UNDERSTORY TREES & (15) SHRUBS (50% EVERGREEN)
(2) CANOPY TREES @ 50' OC, (4) UNDERSTORY TREES @ 25' OC, & (15) SHRUBS (60% EVERGREEN)

UTILITY ALLOCATION	POINTS	PAGE #
Mixed Use Development (Greenfield)	40	7
Section 2B: Parking: at least 2 port EV Charging Stations	5	5
Section 2D: Pedestrian-oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval)	5	11
Section 4B: Pool (Combinations may be approved by TRC) Resort Spa/Hot Tub	2	12
Section 4C: Outdoor Deck / Patio More than 3,000 square feet	3	12
Section 4E: Clubhouse No Meeting Space - Bathrooms & Changing Rooms Only	3	13
Section 4E: Clubhouse Outdoor Kitchens or Grills	2	13
TOTAL POINTS	60	