

ZEBULON MIXED USE

PD ZONING APPLICATION

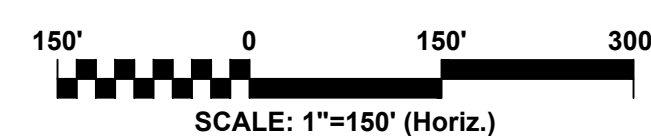
Sheet List Table		ORIGINAL ISSUE DATE	REVISION DATE	REVISION NUMBER
Sheet Number	Sheet Title			
--	COVER			
1	EXISTING CONDITIONS			
2	MASTER SITE PLAN			

SITE STATISTICS

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)



OVERALL SITE



OWNERS

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

DEVELOPER

NAME: SPECTRUM INVESTMENT SOLUTIONS, LLC
 ADDRESS: 2500 STONINGTON DRIVE
 APEX, NC 27523
 CONTACT: RANJEET (RON) AGARWALA
 PHONE #: (361) 228-2071
 EMAIL: ranjeetagarwala@hotmail.com

ZEBULON, NORTH CAROLINA

DECEMBER, 2024

REVIEW DRAWINGS
 NOT FOR CONSTRUCTION
 12/02/2024

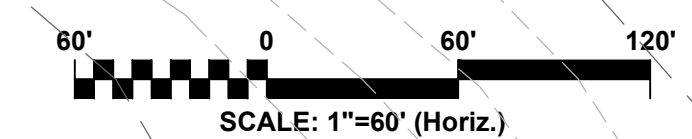
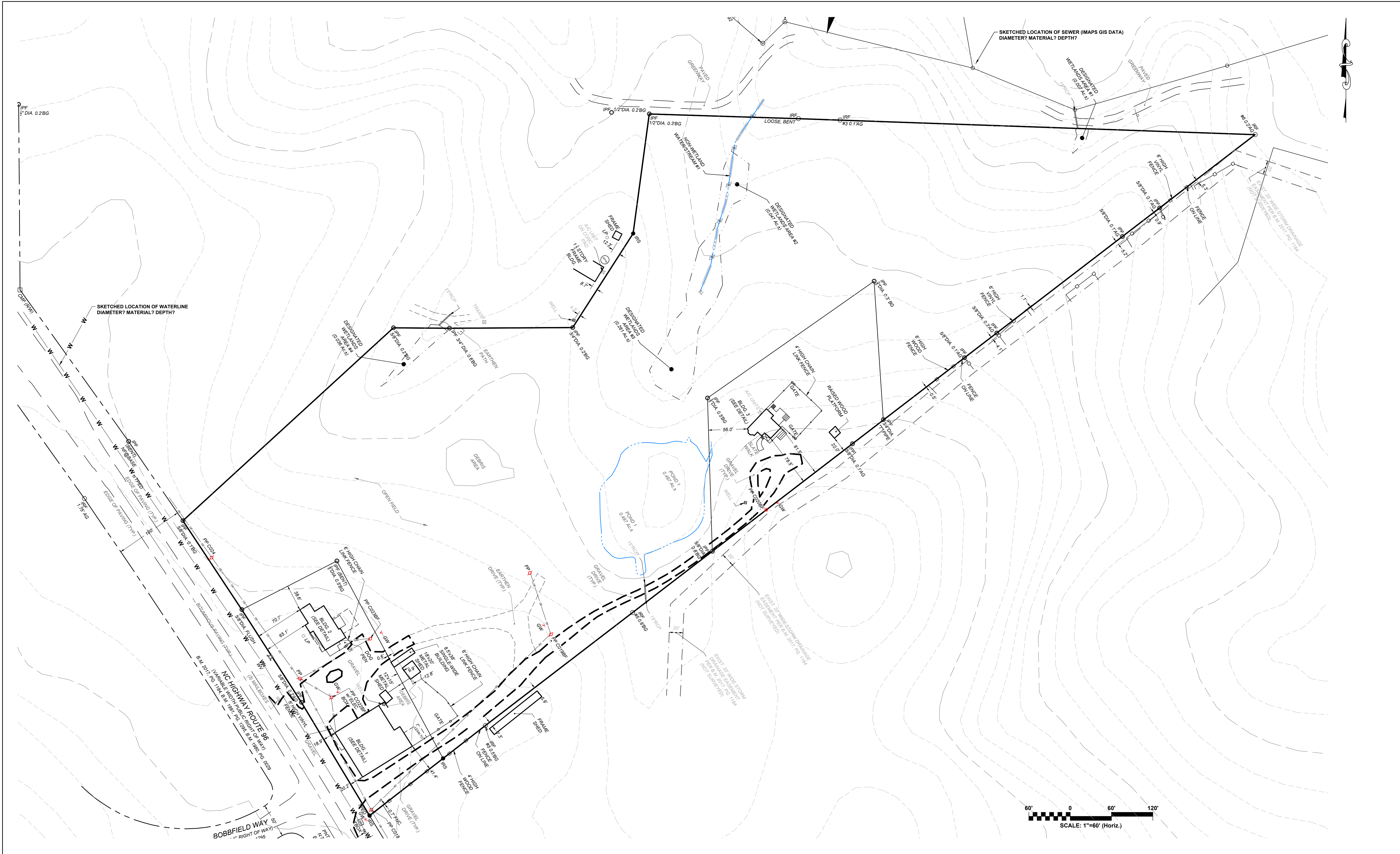
REV. NO.	DESCRIPTIONS	DATE
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REV. NO.	DESCRIPTIONS	DATE

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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.	

SCALE	DRAWING NUMBER
HORIZONTAL:	
VERTICAL:	
REVISION	
STATUS:	PRELIMINARY DRAWING NOT FOR CONSTRUCTION



TAX MAP & PARCEL #:
 PROJECT AREA:
 EXISTING ZONING:
 PROPOSED ZONING:
 EXISTING LAND USE:
 PROPOSED LAND USE:

1796748489, 1796854029, 1796845839
 14.546 ACRES
 HC & R2
 PD
 SINGLE-FAMILY RESIDENTIAL, UNDEVELOPED
 MIXED USE (COMMERCIAL, MIXED-USE, MULTI-FAMILY RESIDENTIAL)

OPEN SPACE
 COMMERCIAL:
 SET-ASIDE REQ. / PROVIDED:
 ACTIVE REQ. / PROVIDED:
 MIXED-USE W/ RESIDENTIAL:
 SET-ASIDE REQ. / PROVIDED:
 ACTIVE REQ. / PROVIDED:
 MULTI-FAMILY RESIDENTIAL:
 SET-ASIDE REQ. / PROVIDED:
 ACTIVE REQ. / PROVIDED:

+/- 110,038 SF (+/- 2.53 AC) TOTAL AREA x 3% = 3,301 SF REQ. / +/- 21,152 SF PROVIDED (NO ACTIVE OPEN SPACE REQUIRED)
 NONE REQUIRED
 +/- 128,782 SF (+/- 2.96 AC) TOTAL AREA x 5% = 6,439 SF REQ. / +/- 18,203 SF PROVIDED
 +/- 6,439 SF x 25% = 1,609.75 SF REQ. / +/- 2,877 SF PROVIDED
 +/- 394,804 SF (+/- 9.10 AC) TOTAL AREA x 10% = 39,480 SF REQ. / +/- 49,835 PROVIDED
 +/- 39,480 SF x 50% = 19,740 SF ACTIVE OPEN SPACE REQ. / +/- 21,152 SF PROVIDED (AMENITY BUILDING & ADJACENT SPACE, POOL, PLAY AREA, TRAIL CONNECTION)

LANDSCAPING
 PARKING:
 LOT:
 INTERIOR:
 PERIMETER:
 FOUNDATION:
 SITE:

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

BUFFERS
 STREETScape:
 15' WIDTH
 (2) CANOPY TREES / 100 LF = 351.66 LF OF FRONTAGE / 100 = 3.5 (2) = 7 CANOPY TREES REQUIRED
 10' TYPE A (PER 100 LF):
 20' TYPE B (PER 100 LF):

(4) UNDERSTORY TREES & (15) SHRUBS (50% EVERGREEN)
 (2) CANOPY TREES @ 50' OC, (4) UNDERSTORY TREES @ 25' OC, & (15) SHRUBS (60% EVERGREEN)

PROJECT DATA TABLE						11.22.2024
Site Area						14,546 Ac

OUTPARCEL RETAIL						
Lot	Lot Area	Bldg SF	Max. Seats	P'kg Provided	Drive-Thru	
OP 1	38,511 sf	3,230 sf	140	35	Dual / 263 If	
OP 2	31,363 sf	2,146 sf	88	22	Dual / 248 If	
OP 3	14,281 sf	576 sf	0	6	Single / 157 If	

MIXED - USE RETAIL						
Bldg	Stories	Floorplate	Leasable SF	P'kg Required	P'kg Provided	
MU 1	1	10,656 sf	9,482 sf	37	37	
MU 2	1	10,656 sf	9,482 sf	37	37	

MIXED - USE APARTMENTS						
Bldg	Stories	1 BR	2 BR	3 BR	Total Units	
MU 1	3	24	6	0	30	
MU 2	3	24	6	0	30	

APARTMENTS						
Bldg	Stories	1 BR	2 BR	3 BR	Total Units	
A	4	16	36	0	52	
B	4	16	32	8	56	
C	3	12	9	12	33	
D	3	9	24	6	39	
Totals		101	113	26	240	
Mix %		42.1%	47.1%	10.8%		

Parking				
Resident Pkg (1.5 per unit)	151.5	169.5	39	360
Visitor Pkg (0.25 per unit)	25.25	28.25	6.5	60
Total Req'd Parking	176.75	197.75	45.5	420
Total Required Parking - Mixed Use & Apts				494
20% Parking Reduction				395.2
Total Parking Provided				406
Compact Parking Provided (max. 30% / 122 spaces)				120
Existing Tree Retention Provided (SF / %)				16,787 / 2.64%

