

ORDINANCE 2024-21

AMENDMENT TO CONDITIONAL ZONING MAP FOR 1509 CHAMBLEE RD FROM WAKE COUNTY R-30 TO PLANNED DEVELOPMENT (PD)

The proposed Conditional Zoning Map Amendment for approximately 136 acres located at 1509 Chamblee Road, PIN# 2715101559, would be rezoned from Wake County zoning R-30 to Planned Development (PD) in accordance with Section 2.2.13 of the Town of Zebulon Unified Development and NCGS 160D-703 with the conditions in each section are as follows:

Chamblee Lake Planned Development

Planned Development - Narrative
Document Prepared for The Town of
Zebulon

Submittal Dates

First Submittal:	11 /1 /22
Second Submittal:	7/31/23
Third Submittal:	9/12/23
Fourth Submittal:	10/16/23

Developer
D.R. Horton, INC.
7208 Falls of Neuse Rd, Ste 201 Raleigh,
NC 27615

McAdams Company, Design Lead
621 Hillsborough Street, Ste 500
Raleigh, NC 27603





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PLANNED DEVELOPMENT MASTER PLAN

PLANNED DEVELOPMENT CONCEPT PLAN

DEVELOPMENT DETAILS

Chamblee Lake is planned as a mixed-residential development consisting of a 355 units, designed to the Planned Development standards of the Town of Zebulon Unified Development Ordinance. Due to the site's proposed density of less than 3 DUA, the development shall use the R4 district as the base zoning of it's planned development, except as modified by this document. Chamblee Lake will provide a variety of housing choices for future residents as well as well-designed and multi-functional recreational amenities. The development will establish bicycle and pedestrian connections between proposed site amenities, while preserving a significant amount of natural areas comprised of wetlands, riparian buffers, and a sizable existing pond. Permitted uses shall be limited to single family detached dwellings, attached single family dwellings (townhomes), and customary residential accessory uses.

PLANNED DEVELOPMENT

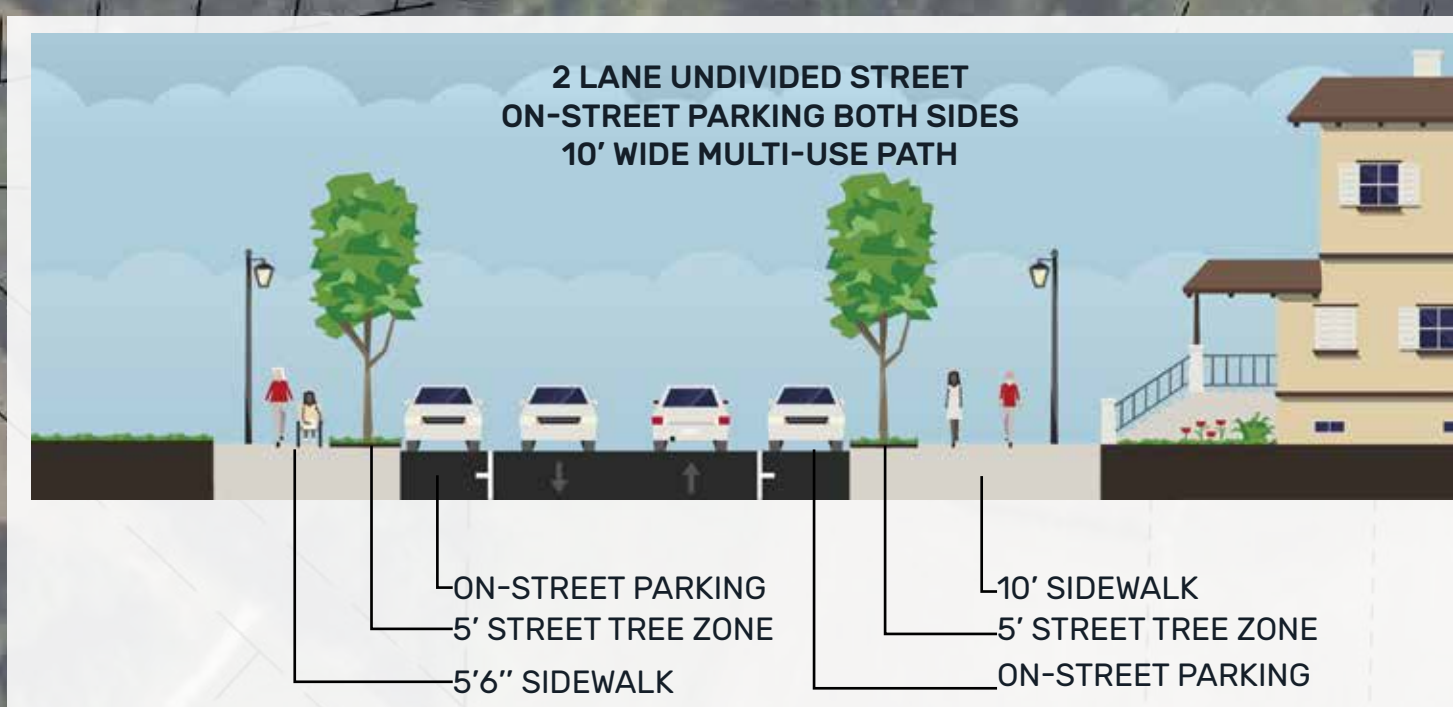
DEVELOPMENT MIX

	Total # of Units	Estimated Percentage of Dev.
• Single Family Dwellings	232	65.3%
• Townhomes	123	34.7%

CHAMBLEE LAKE CONCEPTUAL MASTER PLAN

SITE DATA TABLE

Existing Site Area	±135.88 acres
PIN	2715101559
Total Proposed Lots	±355 lots
Proposed Density	±2.65 units/acre
Single Family Detached	
70'x120'	±13 lots
60'x120'	±68 lots
50'x120'	±39 lots
40'x120' (Rear loaded)	±85 lots
35'x120' (Rear loaded)	±27 lots
Townhomes	
Rear-loaded	±111 lots
Front-loaded	±12 lots



FRONT LOADED SINGLE-FAMILY DWELLINGS

MODIFICATIONS TO UDO STANDARDS

The Town of Zebulon UDO requires that any lot less than 70' in width be accessed via rear lane access (or side on a corner lot). In order to accommodate a more compact design that supports preservation of environmental sensitive features, this project would permit front-loading of lots 50' and larger with a minimum lot size of 6000 sq. ft. The planned development proposes a mix of 50', 60', and 70' wide front-loaded lots, as shown in the associated Concept Plan. The applicant has offered tailored architectural standards for these units as a condition of the zoning approval.

To encourage interaction between the public and private realm, front-loaded single-family dwellings in Chamblee Lake will permit a minimum front setback of 20' feet, rather than the UDO requirement of 30 feet. Side and rear setbacks are also less than typical R4 requirements, as indicated below.

FRONT LOADED SFD DIMENSIONAL STANDARDS

› Min. Lot Area	6000 sf
› Min. Lot Width	50'
› Front Setback (min)	20'
› Side Setback (min)	5'
› Corner Setback (min)	15'
› Rear Setback (min)	20'
› Maximum Height	35' / 3 stories
› Permitted Front Porch Encroachment	5' into front setback

REAR LOADED SINGLE-FAMILY DWELLINGS

MODIFICATIONS TO UDO STANDARDS

The Town of Zebulon UDO requires that any lot within the R4 district be a minimum of 6000 sq. feet or more in size. In order to accommodate a more compact design that supports preservation of environmental sensitive features, this project would permit rear-loading of lots 35' wide and larger with a minimum lot size of 4000 sq. ft. The applicant has offered tailored architectural standards for these units as a condition of the zoning approval.

To encourage interaction between the public and private realm, rear-loaded single-family dwellings in Chamblee Lake will permit a minimum front setback of 10' feet, rather than the UDO requirement of 30 feet. Side and rear setbacks are also reduced compared to typical R4 requirements, as indicated below.

REAR LOADED SFD DIMENSIONAL STANDARDS

› Min. Lot Area	4000 sf
› Min. Lot Width	35'
› Front Setback (min)	10'
› Side Setback (min)	3'
› Corner Setback (min)	10'
› Rear Setback (min)	20'
› Max Height	35' / 3 stories

TOWNHOUSES

MODIFICATIONS TO UDO STANDARDS

The Town of Zebulon UDO provides dimensional standards for attached single family development (i.e. Townhomes) based on the entire building unit. Rather than apply dimensional standards based on the entire Townhome building, Dory Meadows shall adhere to the following dimensional standards for each individual townhome lot (and be exempt from the dimensional standards contained in Section 3.3.4 of the UDO). Townhomes within Dory Meadows will be a mix of front-loaded and rear-loaded options. The applicant has offered tailored architectural standards for these units as a condition of the zoning approval, and hereby limits townhome buildings to no more than 6 consecutive townhome lots.

TOWNHOUSE DWELLING DIMENSIONAL STANDARDS

- | | |
|---|---|
| • Min. Lot Area | 2000 SF for FL units / 1500 SF for Rear-loaded |
| • Min. Street Setback (front or corner) | 5' (20' for face of garage on front-loaded units) |
| • Min. Side Setback | N/A |
| • Min. Rear Setback | 20' |
| • Min. Building Separation | 10' |
| • Max Building Height | 42' / 3 stories |
| • Min. Lot Width | 20' |

ARCHITECTURAL DESIGN STANDARDS (Voluntary Commitments)

Chamblee Lake offers the following architectural design standards as they relate to detached and attached single family homes:

Architectural Conditions for All Homes

1. All single - family homes and townhomes will have a two or more of the following design features on the front facade (not including foundation):
 - a. stone
 - b. brick
 - c. lap siding
 - d. shakes
 - e. board and batten
 - f. window pediments
 - g. recessed windows
 - h. side and/or front window box bays
 - i. roof gables
 - j. roof dormers
 - k. roofline cornices
 - l. metal roofing as accent
 - m. columns
 - n. shutters
 - o. other decorative features approved by the Planning Director
2. The exterior siding material on the side and rear facades will be fiber cement.
3. When two materials are used, the materials shall be different but complementary colors.
4. Vinyl siding shall not be permitted.
5. Vinyl may be used only for soffits, fascia, corner boards, decorative elements, trim and vinyl windows.
6. The use of corrugated metal siding, unpainted plywood, or smooth-face concrete block is prohibited.
7. All single-family attached and detached homes with crawlspaces, stem wall or poured concrete foundations shall have the front of the foundation wrapped in brick or stone; as well as on any foundation adjacent to a public right of way.
8. All street-facing garage doors shall contain window inserts and carriage-style adornments
9. Front and rear eaves shall project a minimum of 12". Side eaves shall be a min of 4". Eaves will be allowed to encroach into required setbacks.
10. No attached or detached home located adjacent, across the street, or diagonal shall have the same elevation and color combination.
11. Front doors shall be illuminated.
12. Each garage door shall be illuminated.
13. All exterior windows shall have a minimum 3" trim.

ARCHITECTURAL DESIGN STANDARDS (Voluntary Commitments)

Architectural Conditions for All Homes (continued)

14. No venting will be provided on any front facades except that when a bathroom is located on the front of the home, a vent of a similar color to either the siding or the trim may be provided on the front of the home.
15. Trim color shall be distinct from the façade color.
16. Porch railings, if included on homes, shall be a complimentary color of the house and shall be made of either aluminum, or composite material.
17. Windows on front and side elevations shall feature shutters or trim. Shutters, when provided, shall accommodate the width of the corresponding window.
18. Each house will have a min. of 1 story and a maximum of 3 stories.
19. Street-facing garage doors shall not exceed a maximum width of 18 feet per garage door.
20. Vegetative screening for HVAC units shall be provided
21. For all detached and attached lots, the entire yard will be sodded.
22. Accessory buildings, if constructed, shall be of similar materials and colors of the single-family dwelling.
23. The mail kiosk structure(s) shall be covered.
24. All lots shall be served by public water and sanitary sewer.
25. We commit to exceed 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 a front porch or the primary entrance to the dwelling.
26. Each front entrance shall contain a covered stoop or porch.
27. Every home will have either a back deck, porch or patio.
28. Front porches shall extend beyond the front plane of the garage by a minimum of 12" on 25% of the homes constructed. Front Porches shall be allowed to extend beyond the minimum front setback a maximum of 10".

Single-Family Attached Architectural Conditions

29. Single-family attached dwellings shall comply with all standards in UDO Section 4.3.3.O, except for 4.3.3.0.7.
30. Townhome main roof pitches (excluding porches) will be at least 6:12.
31. The roofline of each attached building cannot be a single mass; it must be broken up either horizontally and/or vertically between, at a minimum every two homes.
32. The building façade cannot be a single mass; it must be broken up by home articulations of at least 12 inches, at minimum, between every two homes.

ARCHITECTURAL DESIGN STANDARDS (Voluntary Commitments)

Single-Family Detached Architectural Conditions

33. Single-family detached dwellings shall comply with all standards in UDO Section 4.3.3.P, except for Section 4.3.3.P.3.
34. UDO 4.3.3.P.1 – Finished Floor Height, Except for single-family detached dwellings subject to a deed restricting limiting the age of residents to 55 years of age or older, the finished floor elevation shall be at least 18 inches above the finished grade adjacent to the home's primary entrance.
35. UDO 4.3.3.P.2 - Single-family detached dwellings shall be configured so that each side of the dwelling includes some form of ingress or egress capable of allowing emergency exit from or entrance into the dwelling. Windows, doors, or other wall penetrations shall be credited towards these standards. Skylights shall also be credited towards these standards in cases where there is sufficient access to the ground from the room.
36. Single Family main roof pitches (excluding porches) will be at least 6:12.
37. A mail kiosk for the single family detached homes shall be located adjacent to the pool and clubhouse, subject to USPS Approval.

Example Building Elevations

The following example renderings and building elevations are representative of the type of design features intended for SFD detached and attached homes in Chamblee Lake, in keeping with the architectural standards committed to as part of the zoning approval. However, these example elevations are subject to change within the parameters allowed by the architectural commitments. To the extent which any differences exist between the voluntary architectural commitments and the example elevations contained herein (as well as for review of submitted building permits to follow), the list of Architectural Design Standards (Voluntary Commitments) provided on the previous pages shall control.

Front-Loaded SFD Example Elevations



Front-Loaded SFD Example Elevations



PLANNED
DEVELOPMENT



ELEVATION 'A'

3/16" = 1'-0"

HAYDEN
40' FRONT LOAD

09.11.2023



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HAYDEN
40' FRONT LOAD

09.11.2023

ELEVATION 'B'

3/16" = 1'-0"



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ELEV 'A' - REAR

1/8" = 1'-0"



ELEV 'A' - LEFT

1/8" = 1'-0"



ELEV 'A' - RIGHT

1/8" = 1'-0"

HAYDEN
40' FRONT LOAD

09.11.2023



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ELEV 'B' - REAR

1/8" = 1'-0"



ELEV 'B' - LEFT

1/8" = 1'-0"



ELEV 'B' - RIGHT

1/8" = 1'-0"

HAYDEN
40' FRONT LOAD

09.11.2023

Rear-Loaded SFD Example Elevations



PLANNED
DEVELOPMENT





ELEVATION 'A'

3/16" = 1'-0"

HAYDEN
40' FRONT LOAD

09.11.2023



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HAYDEN
40' FRONT LOAD

09.11.2023

ELEVATION 'B'

3/16" = 1'-0"



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ELEV 'A' - REAR

1/8" = 1'-0"



ELEV 'A' - LEFT

1/8" = 1'-0"



ELEV 'A' - RIGHT

1/8" = 1'-0"

HAYDEN
40' FRONT LOAD

09.11.2023



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ELEV 'B' - REAR

1/8" = 1'-0"



ELEV 'B' - LEFT

1/8" = 1'-0"



ELEV 'B' - RIGHT

1/8" = 1'-0"

HAYDEN
40' FRONT LOAD

09.11.2023



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CALHOUN
30' REAR LOAD

08.28.2023



ELEVATION 'A'

3/16" = 1'-0"



ELEVATION 'B'

3/16" = 1'-0"



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ELEV 'A' - REAR
1/8" = 1'-0"



ELEV 'A' - LEFT
1/8" = 1'-0"



ELEV 'A' - RIGHT
1/8" = 1'-0"

CALHOUN
30' REAR LOAD

08.28.2023



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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 gmddesigngroup carolinas, inc.



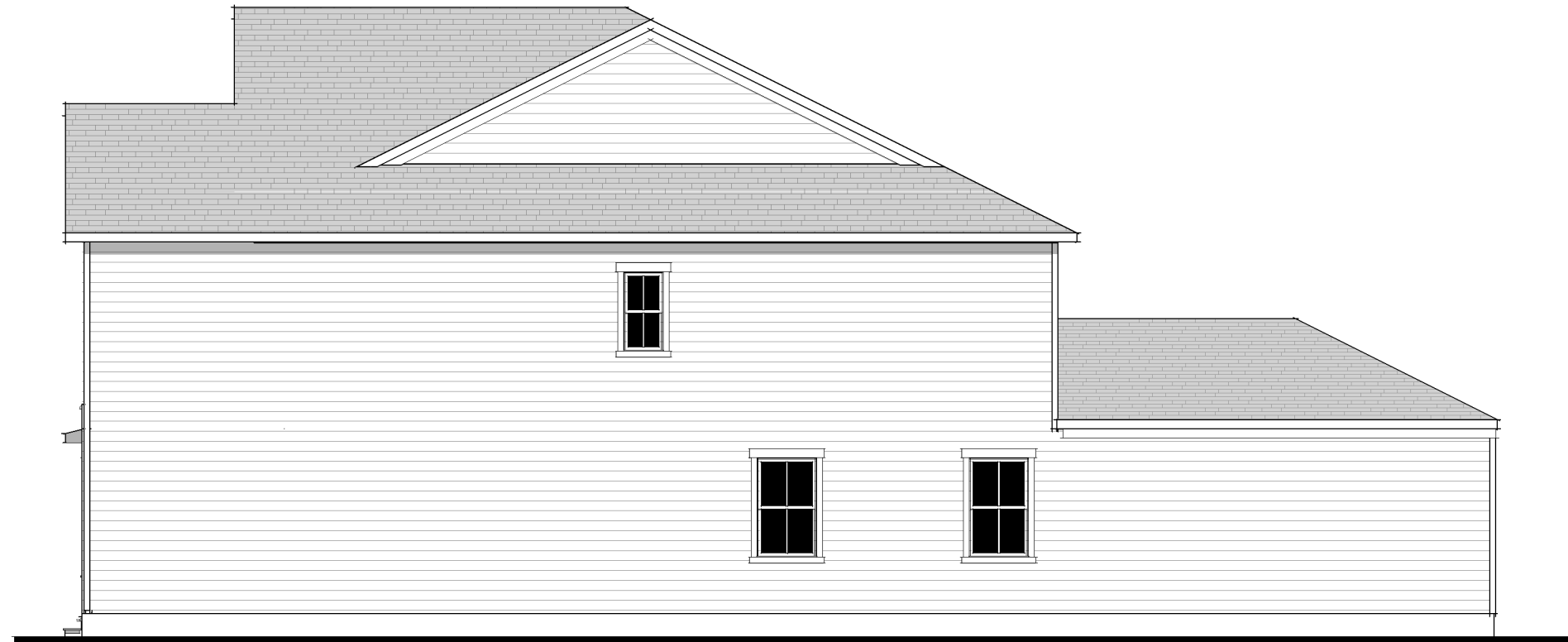
ELEV 'B' - REAR

1/8" = 1'-0"



ELEV 'B' - LEFT

1/8" = 1'-0"



ELEV 'B' - RIGHT

1/8" = 1'-0"

CALHOUN
30' REAR LOAD

08.28.2023



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Townhome Example Elevations (Front Load)



MADISON
20' FRONT LOAD TOWNHOMES

08.25.2023



ELEVATION 'A'

3/16" = 1'-0"



ELEVATION 'B'

3/16" = 1'-0"



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MADISON
20' FRONT LOAD TOWNHOMES

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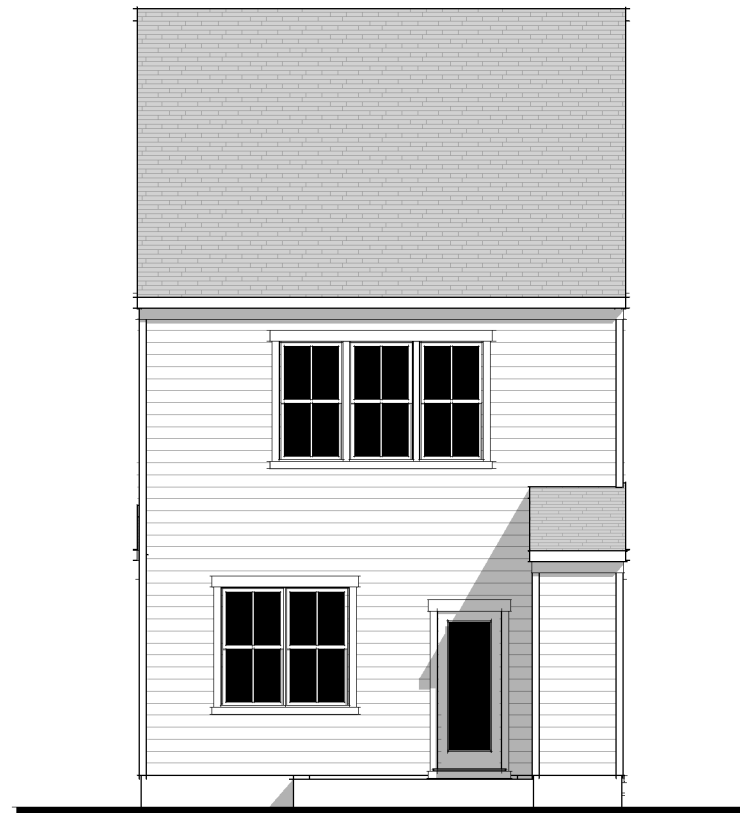
ELEV 'A' - LEFT END UNIT

1/8" = 1'-0"



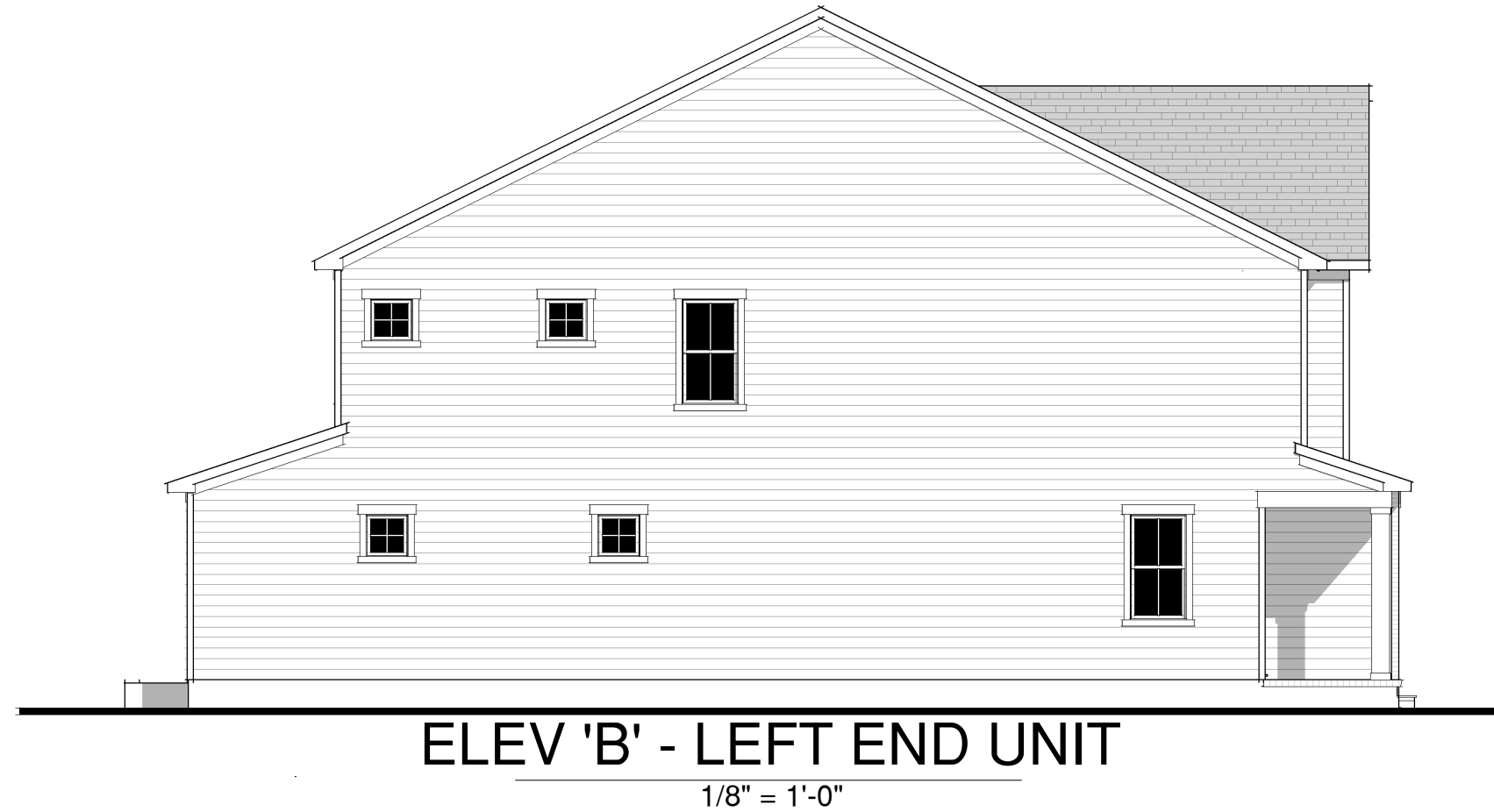
ELEV 'A' - RIGHT END UNIT

1/8" = 1'-0"



ELEV 'A' - REAR

1/8" = 1'-0"



Townhome Example Elevations (Rear Load)

PLANNED
DEVELOPMENT



BLAKE
22' REAR LOAD TOWNHOMES

08.25.2023



ELEVATION 'A'

3/16" = 1'-0"



ELEVATION 'B'

3/16" = 1'-0"



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BLAKE
22' REAR LOAD TOWNHOMES

08.25.2023



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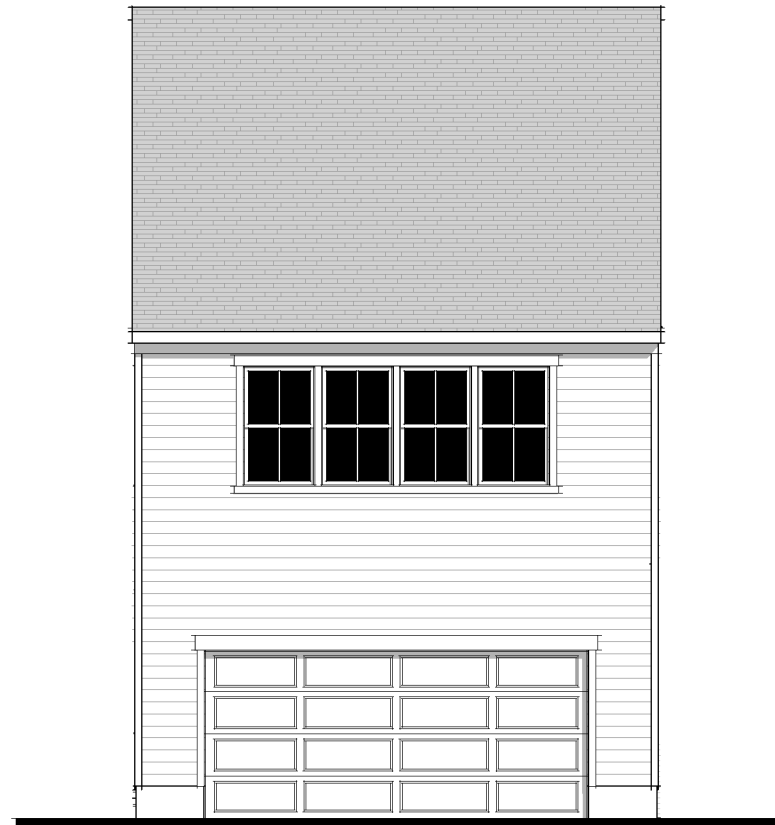
ELEV 'A' - LEFT END UNIT

1/8" = 1'-0"



ELEV 'A' - RIGHT END UNIT

1/8" = 1'-0"



ELEV 'A' - REAR

1/8" = 1'-0"

BLAKE
22' REAR LOAD TOWNHOMES

08.25.2023



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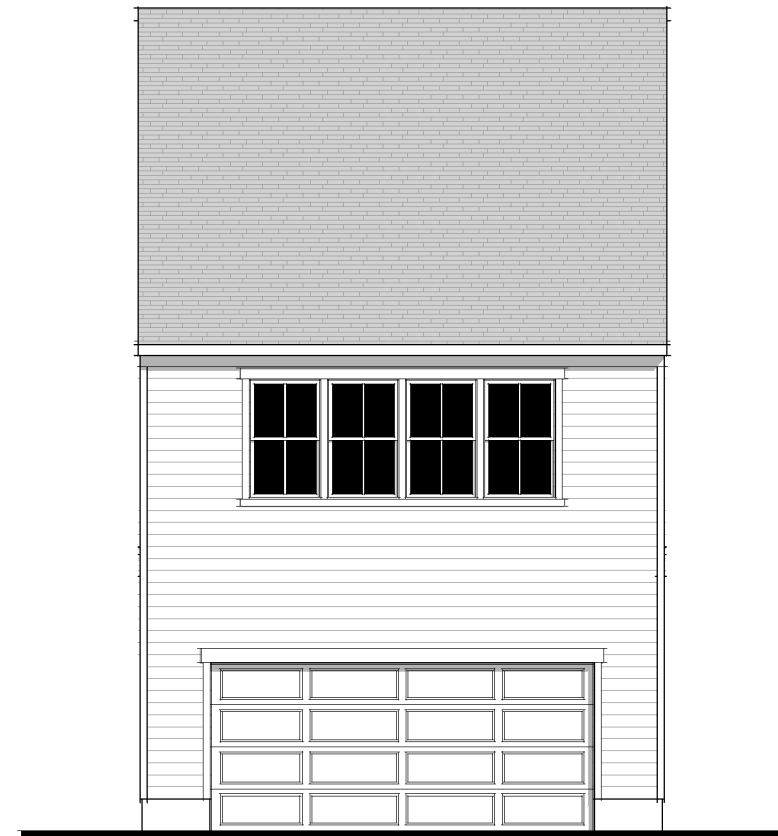
ELEV 'B' - LEFT END UNIT

1/8" = 1'-0"



ELEV 'B' - RIGHT END UNIT

1/8" = 1'-0"



ELEV 'B' - REAR

1/8" = 1'-0"

JACE
22' REAR LOAD TOWNHOMES
08.25.2023



ELEVATION 'A'

3/16" = 1'-0"



ELEVATION 'B'

3/16" = 1'-0"

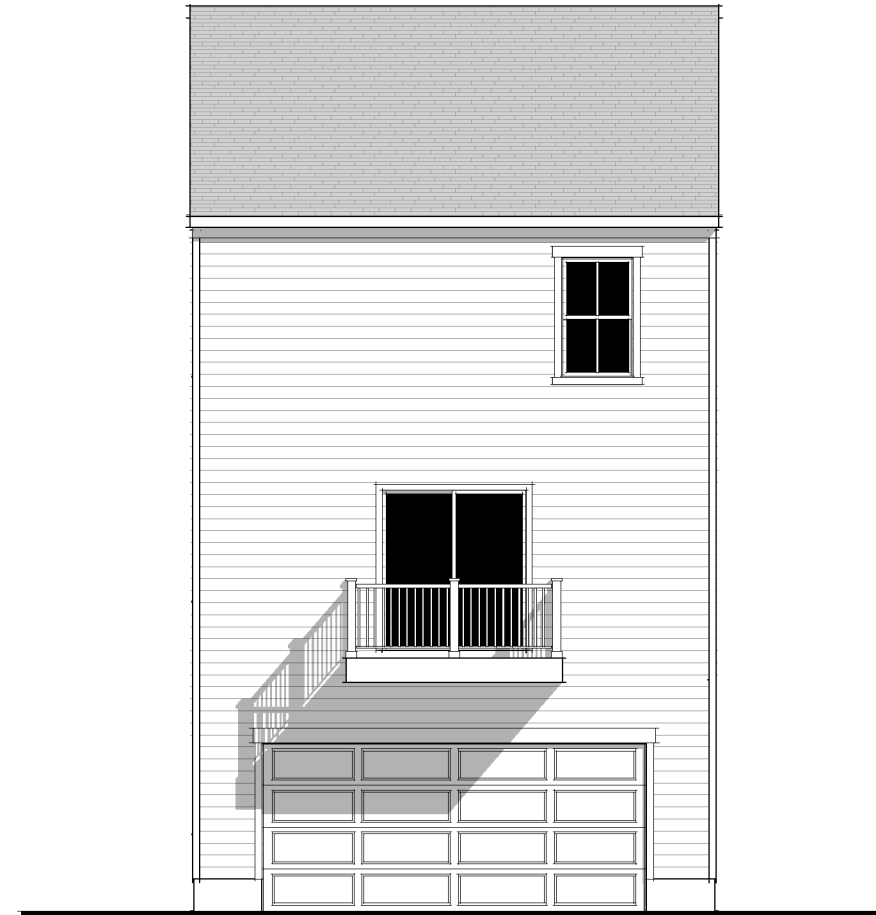


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JACE
22' REAR LOAD TOWNHOMES

08.25.2023



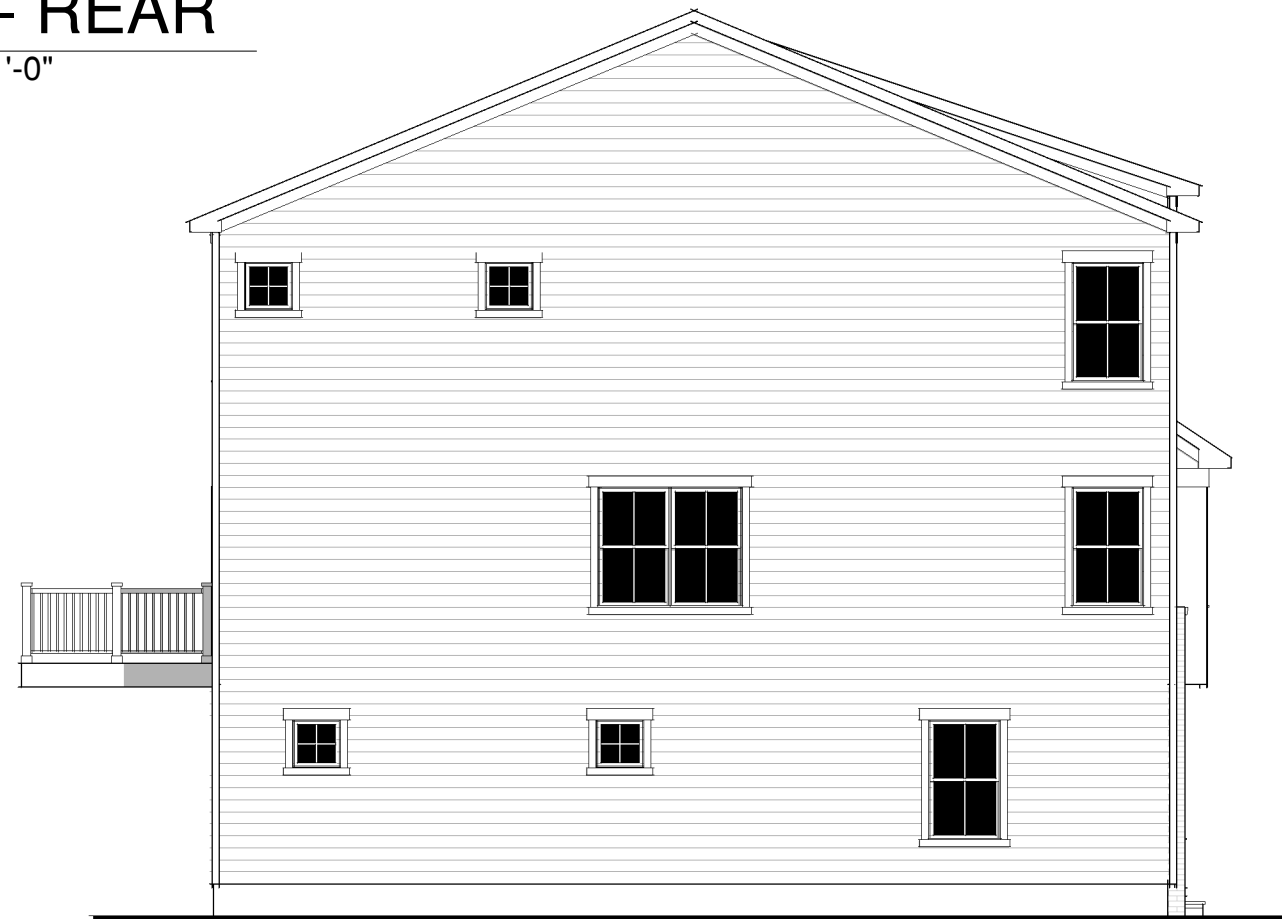
ELEV 'A' - REAR

1/8" = 1'-0"



ELEV 'A' - RIGHT END UNIT

1/8" = 1'-0"

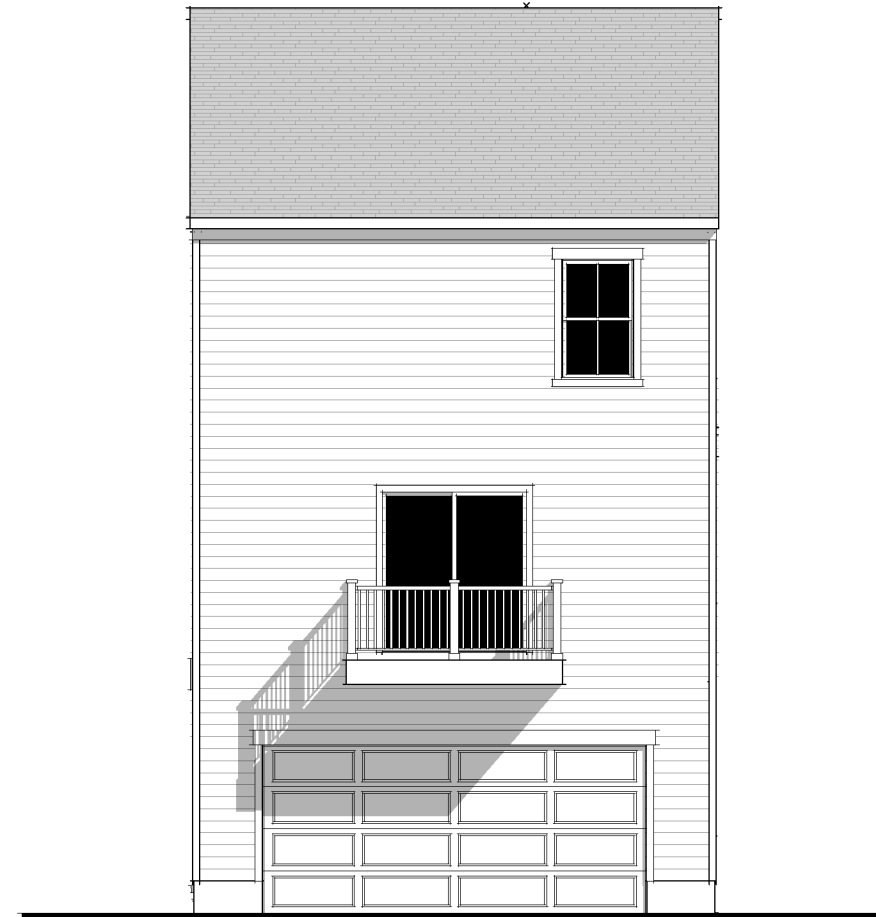


ELEV 'A' - LEFT END UNIT

1/8" = 1'-0"

JACE
22' REAR LOAD TOWNHOMES

08.25.2023



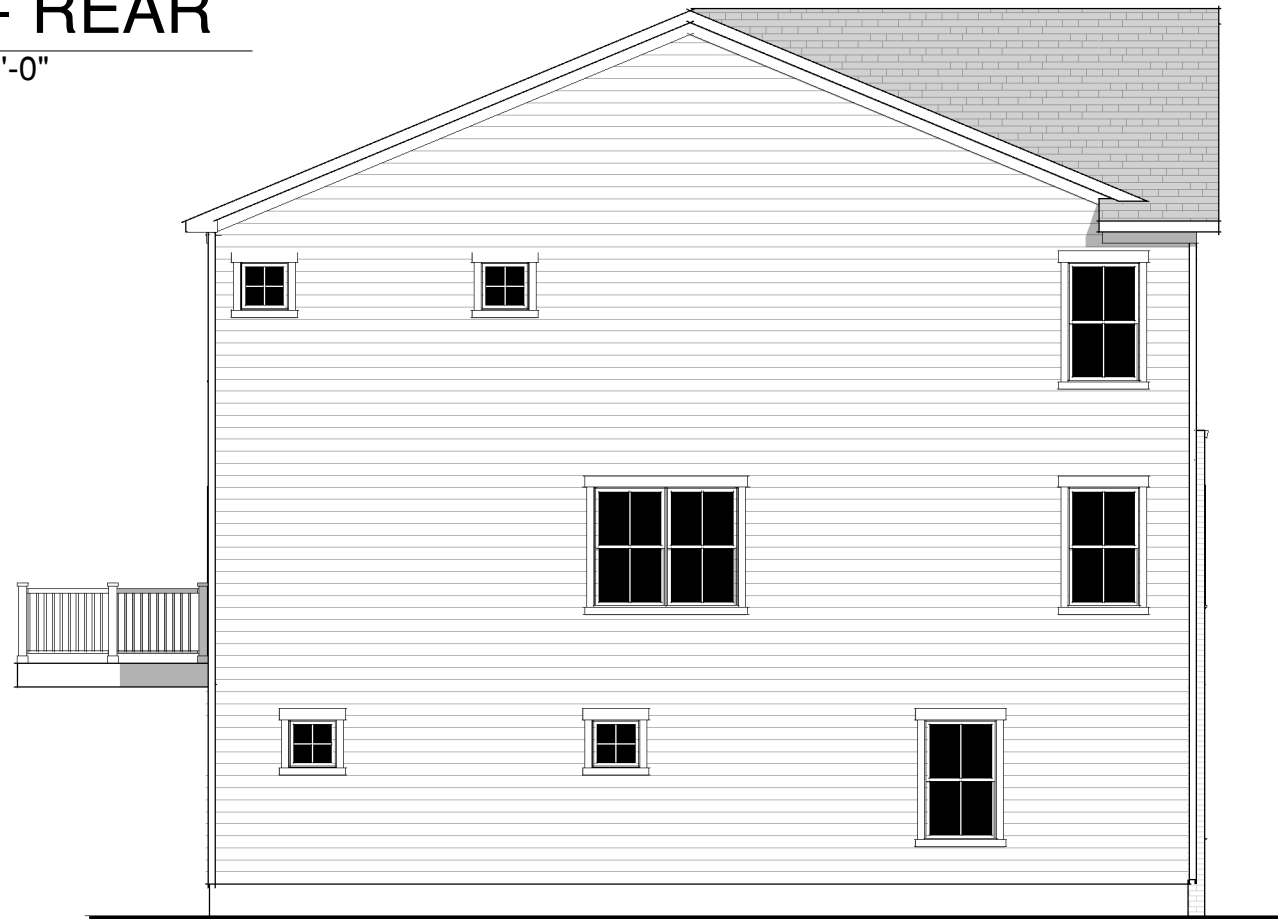
ELEV 'B' - REAR

1/8" = 1'-0"



ELEV 'B' - RIGHT END UNIT

1/8" = 1'-0"



ELEV 'B' - LEFT END UNIT

1/8" = 1'-0"

HOMEOWNERS ASSOCIATION

Prior to the issuance of the first certificate of occupancy for the Development, a Homeowners Association ('HOA') shall be formed to govern the affairs of Chamblee Lake. 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.

LANDSCAPING DESIGN STANDARDS

To ensure the proposed development both respects and enhances the natural environment and provides context sensitive landscaping and screening, the applicant hereby commits to adhere to the landscaping design standards contained below. To the extent which these standards differ from those contained with the Town's adopted Unified Development ordinance, the standards contained in this document shall prevail.

Perimeter Buffers

Per Section 5.6.10 of the UDO, the proposed development will incorporate perimeter buffers along shared property boundaries with other parcels in order to create physical and visual separation between land uses in separate zoning districts. Said buffers will be split between 2 categories as defined below and will be identified on the associated Master Plan.

- **Type B Perimeter Buffer**

- Where identified on the Master Plan, the Type B Perimeter Buffer shall adhere to the design and specifications outlined in Table 5.6.10.C of the UDO. This buffer shall have a minimum width of 20 ft, and shall be planted to 2 canopy trees, 4 understory trees, and 15 shrubs per linear feet. Final tree species shall be selected and approved by Town staff at a subsequent phase of development, but shall include fast-growing species.

- **Type B Perimeter Buffer (with Privacy Fence requirement)**

- To create greater visual separation between the proposed development and the adjacent neighborhood to the south, a 6' privacy fence must be added to any planted Type B Buffer along the applicant's shared boundary with any lot fronting Perry Ridge Ct or Ridge Valley Way. Where existing vegetation is retained which satisfies the requirements of a Type B Buffer, no privacy fence shall be required.

Street Trees

- All Town-maintained streets shall include street trees along both sides of the street in accordance with Section 5.6.13 of the UDO, with the following exception:
 - Along street frontages with front-loaded townhomes, maximum street tree spacing may increase to 60' OC (instead of 50' OC) due to utility and driveway conflicts. The total number of street trees required along a given street segment shall be calculated based on 1 street tree per 50 LF.

LANDSCAPING DESIGN STANDARDS

Streetscape Buffers

The proposed planned development includes Streetscape Buffers along Chamblee Road and Perry Curtis Road to soften the view of development from the Town's or NCDOT's street rights-of-way and maintain a more 'rural' feel along these scenic viewsheds. Streetscape buffers shall not apply to the proposed Collector Road linking Perry Curtis and Chamblee road (internal to the development), as the majority of this road is fronted by rear-loaded units.

- The proposed development shall provide Streetscape Buffers which exceed the width requirements of Section 5.6.12 of the UDO. Streetscape Buffers shall maintain a minimum width of 30 feet and shall adhere to the following planting rates and spacing requirements (or use existing vegetation which meets or exceeds these standards):
- Along Chamblee Rd (Enhanced Type C Streetscape Buffer)
 - 3 canopy trees per every 100 linear feet (maximum of 33 ft on-center spacing)
 - 12 understory trees per every 100 linear feet (4 evergreen)
 - 35 shrubs per every 100 linear feet (maximum of 5 feet on center spacing)
- Along Perry Curtis Rd:
 - 3 canopy trees per every 100 linear feet (maximum of 33 ft on-center spacing)
 - 6 understory trees per every 100 linear feet (maximum of 16 ft on center spacing)
 - 20 shrubs per every 100 linear feet (maximum of 5 feet on center spacing)

Minimum Landscaping for Residential Lots

- **Foundation Plantings:**
 - All residential lots shall contain foundation plantings in accordance with Section 5.6.11.D.1 of the UDO.
- **Site Landscaping:**
 - All residential lots shall require minimum tree plantings based on the following rates. These trees may be located anywhere on the lot, or within adjacent open spaces where specified below.
 - Front loaded SFD lots: 1 canopy tree and 1 understory tree
 - Rear loaded SFD lots: 2 understory trees
 - Townhome lot: 1 tree (understory or canopy) or 2 ornamental trees per lot
 - To avoid utility and driveway conflicts within Townhome areas, required residential site landscaping may be located either on the Townhome lot itself or within nearby HOA owned common areas.

Median Planting Requirements

- Medians proposed on divided roadways will be subject to the following planting standard, subject to NCDOT review and approval.
 - **Median Planting Rate:** 4 understory trees and 15 shrubs per 100 LF



5

RECREATIONAL OPEN SPACE + AMENITIES

RECREATIONAL OPEN SPACE AND AMENITIES

Dory Meadows will provide a diverse offering of active and passive recreation areas within the development. In total, over 33% of the gross acreage will be set aside as some form of open space.

Open Space Standards

- Total open space required: 13.6 acres (10% gross site area)
- Total open space provided: +/- 50 acres
- Active open space required: 3.4 acres
- Active open space provided: +/- 4.7 acres
- Passive open space provided: +/- 45 acres

Chamblee Lake's recreational open space will be anchored by a primary amenity site centrally located along a new E-W collector road, utilizing a large existing pond as the backdrop to this active open space. A pedestrian trail network will circle the existing pond, and supporting park spaces will be provided to the east and west for convenient access for all neighborhood residents (including the portion on the east side of Chamblee Road). The primary amenity site will incorporate a pool and clubhouse, while the site's other active open spaces shall incorporate such elements as trails, playgrounds, a dog park, and outdoor living space as further detailed on the following page and within the Master Plan set. While the exact design and layout shown on the Character Board on the following page and Master Plan set is conceptual in nature, the applicant commits to providing the list of open space amenities included.



CHAMBLEE LAKE CHARACTER BOARD



THE RETREAT

- ± 2.5 ACRE NEIGHBORHOOD PARK
- ± 21.0 ACRE PARK INCLUDING THE LAKE
- PRIMARY CLUBHOUSE
- SWIMMING POOL + LOUNGE AREA
- TOT LOT AND 5-12 YEAR OLD PLAY ELEMENTS
- FISHING DOCK
- POLLINATOR GARDENS + BIRD WATCHING
- CENTRALIZED MAIL KIOSK
- ± 0.5 MILE WALKING LOOP + WETLAND BOARDWALKS
- SEATING + SHADE TREES FOR BUS STOP AREA

THE NEIGHBORHOOD PARK

- ± 1.25 ACRE POCKET PARK
- NATURAL PLAY OPPORTUNITIES
- TURFGRASS PLAY FIELD
- RAIN GARDEN
- TREE ZONE WITH WALKING PATHS AND SEATING OPTIONS
- HAMMOCK GARDEN
- CUTTING/COMMUNITY GARDEN
- HARDSCAPE PLAZA + GATHERING AREA



THE NATURAL PARK

- ± 2.5 ACRE POCKET PARK
- WILDFLOWER PIEDMONT PRARIE
- NATURAL TURFGRASS PLAY FIELD
- NATIVE TREE PLANTINGS
- BIRD BOXES
- INFORMAL + FORMAL WALKING TRAILS
- EXERCISE STATIONS



THE PLAY PARK

- ± 1.0 ACRE POCKET PARK
- TOT LOT AND 5-12 YEAR OLD PLAY ELEMENTS
- NATURAL TURFGRASS PLAY FIELD
- WALKING PATHS AND SEATING OPTIONS
- HARDSCAPE PLAZA
- ON-STREET PARKING
- CENTRALIZED MAIL KIOSK



THE BARK PARK

- ± 0.4 ACRE POCKET PARK
- DOG PARK WITH INTEGRATED SHADE TREES
- DOG + PEOPLE PLAY ELEMENTS
- WET POND WITH FOUNTAIN





6

INFRASTRUCTURE

STREETS + SIDEWALKS

All streets within Chamblee Lake shall be designed to meet the standards of the Town of Zebulon, except as otherwise modified by this document or its associated concept plan set (subject to NCDOT review and approval along NCDOT maintained roadways).

- Frontage along Chamblee Road shall be improved to a modified 2-lane divided cross-section along the project's half of the centerline (widened from the Town's typical 2-lane divided roadway to accommodate fire access and NCDOT clearance zones for the median).
- Perry Curtis Road will be widened to the ultimate cross-section, with a fee in lieu applied for the median due to the site's limited frontage.
- All proposed roads shall be public right-of-way.
- All proposed roads shall have pedestrian facilities on both sides of the road.

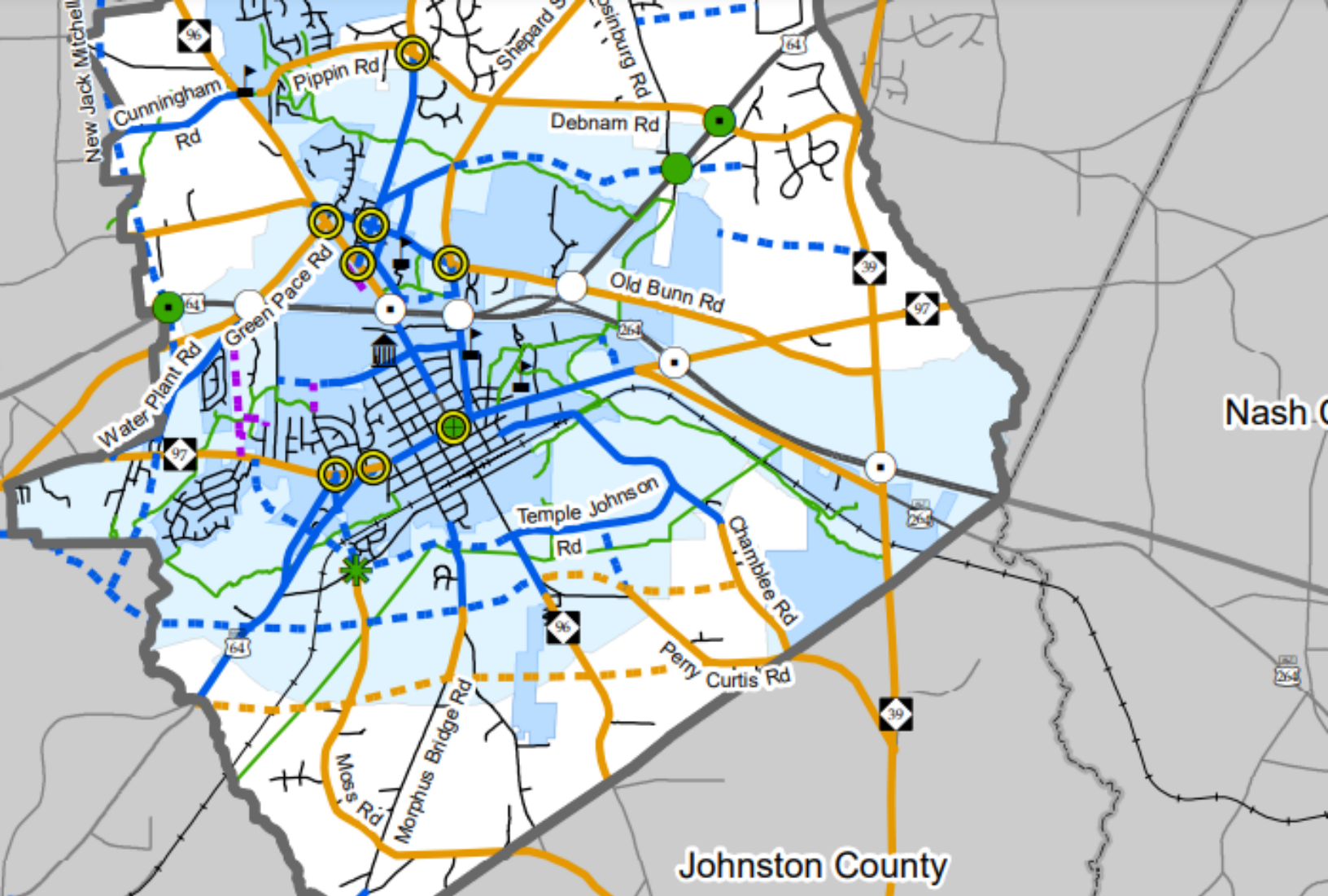
STORMWATER

The proposed development will require stormwater management measures for quality and quantity treatment in accordance with the Town of Zebulon's adopted stormwater ordinance (enforced by Wake County). A network of storm drainage conveyances will transport storm drainage from impervious areas to the proposed Stormwater Control Measures (SCM). Preliminary locations of these SCMS are provided in the Concept Plan which accompanies this planned development request, based on existing drainage basins. The majority of the site drains internally towards the existing lake. Location and adequate sizing for the proposed stormwater devices will be verified during final design. All stormwater management will be required to meet North Carolina Department of Environmental Quality and Town of Zebulon design requirements at the time of site construction drawing submittal.

WATER & SEWER

There are two existing waterline stubs to the south side of the Town of Zebulon. Each stub is a 6" main, one being on the south side of the Zebulon Community Park of South Arendell Avenue (HWY 96) and the other is stubbed 500' south of the intersection of East Horton Street and the Norfolk Southern Rail right of way. In either case, a 12" water main would tie to the 6" stub and extend to the property from the south side of the Town of Zebulon. The preferred alignment would be to utilize the HWY 96 NCDOT right of way and extend the watermain on the north side of Perry Curtis Road to the subject property. That water main would pass through the subject site and connect to an existing 12" water main stub that was placed within the Sidney Creek Subdivision east of the subject development. The Sidney Creek site pulls water from the CORPUD water network existing off Old US HWY 264. Through it's waterline extensions, the proposed development will create an interconnected grid network with two feeds, providing a much greater resiliency in this southern side of Zebulon on the very outer reach of CORPUD's distribution system.

There is an existing waste water treatment facility that the Town of Zebulon built along the Little Creek system (Little Creek WWTP) that CORPUD assumed control/ownership over when the merger happened in the early 2000's. From the existing WWTP, there is a sewer main that runs west of the little creek WWTP to serve the Sidney Creek subdivision. This 8" sewer main ties to the upstream receiving SSMH for the WWTP, and then runs over the creek to serve the wester side of this creek. The Chamblee Road site can gravity sewer to an existing 8" stub that is proposed with the Sidney Creek Phase 2 development approved by CORPUD. A sewer analysis is being performed to validate the capacity of this existing 8" sewer system. It is envisioned that the entirety of the proposed development will be served by the 8" sewer stub and any ensuing upsizing of that receiving gravity line that ties directly to the Little Creek WWTP.



7 TRANSPORTATION ANALYSIS

TRANSPORTATION IMPACT ANALYSIS SUMMARY

A Traffic Impact Analysis (TIA) was conducted by McAdams for the proposed development in accordance with the Zebulon (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. A full copy of the TIA was submitted for review and approval with the PD submittal. A summary of the preliminary recommended traffic improvements is provided below for reference. The listed recommended improvements are subject to additional DOT review and revision.

STUDY AREA

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- > Chamblee Road/ E. Horton Street and Temple-Johnson Road
- > NC 96 and Temple-Johnson Road
- > NC 96 and Perry Curtis Road
- > Perry Curtis Road and Perry Ridge Court
- > Perry Ridge Court and Ridge Valley Way
- > Perry Curtis Road / Wake County Line Road and Chamblee Road
- > NC 39 and Wake County Line Road
- > NC 39 and Old US 264
- > Chamblee Road and Site Drive #1
- > Chamblee Road and Site Drive #2
- > Chamblee Road and Site Drive #3

RECOMMENDED IMPROVEMENTS

Based on the analysis of the TIA (including improvements to be installed by the adjacent Sidney Creek development), the following improvements have been recommended to be constructed by the developer to mitigate traffic impacts by the proposed development.

Chamblee Road and Site Drive #1

- Construct Site Drive #1 as the westbound approach with one (1) ingress lane and one (1) egress lane.
 - Note: This intersection will be restricted to right-in/right-out operations.
- Provide stop control on the westbound approach of the site drive.

Chamblee Road and Site Drive #2

- Construct Site Drive #2 with a full movement eastbound and westbound approach with one (1) ingress lane and one (1) egress lane each, respectively.
- Provide stop control on the eastbound and westbound approaches of the site drives.
- Construct a northbound left-turn lane on Chamblee Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Construct a southbound left-turn lane on Chamblee Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

RECOMMENDED IMPROVEMENTS (continued)

Chamblee Road and Site Drive #3

- Construct Site Drive #3 as a full movement eastbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control on the eastbound approach of the site drive.
- Construct a northbound left-turn lane on Chamblee Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Perry Curtis Road and Site Drive #4

- Construct Site Drive #4 as a full movement southbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control on the southbound approach of the site drive.
- Construct an eastbound left turn lane on Perry Curtis Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

Perry Curtis Road and NC 96 (Arendell Avenue)

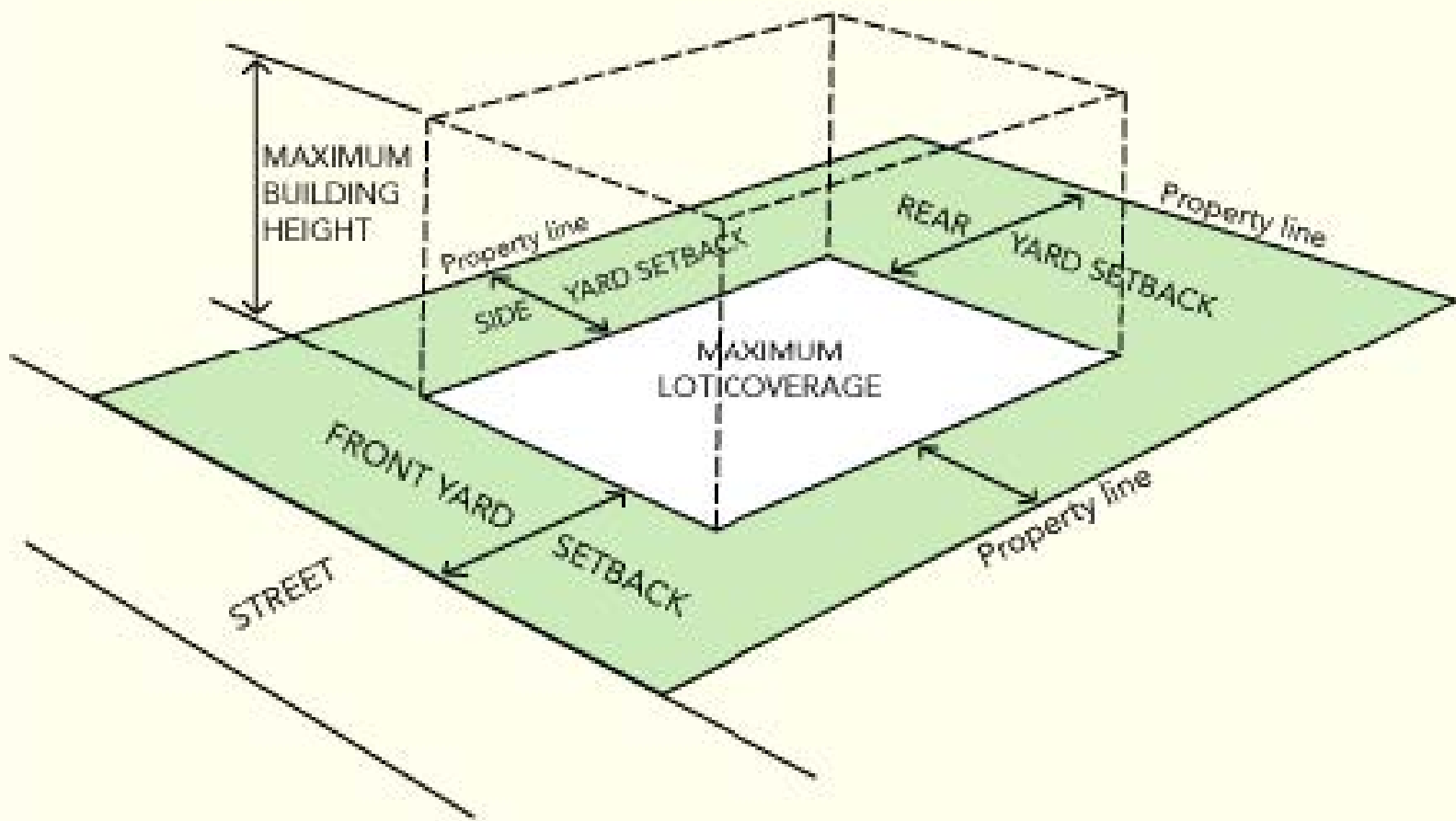
- Construct a southbound left-turn lane on NC 96 (Arendell Avenue) with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Restripe the westbound approach of Perry Curtis Road to provide an improved alignment.

Wake County Line Road and NC 39

- Construct a southbound right-turn lane on NC 39 with a minimum of 100 feet of full width storage and appropriate deceleration and taper.
- Restripe the eastbound approach of Wake County Line Road to provide an improved alignment.

Perry Curtis Road / Wake County Line Road and Chamblee Road

- Monitor for all-way stop-control warrants and convert to an all-way stop-control intersection when warranted and approved by NCDOT.



8

ZONING CONDITIONS

UNIFIED DEVELOPMENT ORDINANCE (UDO) CONSISTENCY

Chamblee Lake has been designed to meet the requirements of the Unified Development Ordinance where practical and achievable. There are some instances where due to site constraints or desires to maximize open space preservation through more compact design, it is reasonable to deviate from the typical requirements of the Ordinance through customized dimensional standards. Furthermore, to enhance the design and quality of the development, there are instances where the applicant proposes to surpass code requirements through committed site elements and standards. The section below summarizes the project's customized dimensional standards and zoning conditions.

1. DRIVEWAY ORIENTATION / ACCESS

In order to accommodate a more compact design that supports preservation of environmental sensitive features, this project would permit front-loading of SFD detached lots 50' and larger (rather than 70'). The applicant has offered tailored architectural standards for these units as a condition of the zoning approval.

2. SFD DETACHED LOT DIMENSIONAL STANDARDS

To facilitate a more compact design and support preservation of open space and environmental sensitive features, Chamblee Lake proposes the following permitted dimensional standards. The applicant has offered tailored architectural standards for all SFD as a condition of the zoning approval.

	Proposed Standard	Notes
Min Lot Area	4000 SF Rear Load / 6000 SF Front-Load	
Min Lot Width	35' Rear Load / 50' Front Load	
Front Setback (min)	20' (10' for Rear-Load SFD)	20' normally allowed by UDO for porch
Rear Setback (min)	20'	
Side Setback (min)	3' or 5' (based on lot width)	
Front Porch Encroachment	5' into front setback	ONLY permitted for front-loaded lots

3. TOWNHOME DIMENSIONAL STANDARDS

To facilitate a more compact design and support preservation of open space and environmental sensitive features, Chamblee Lake proposes custom Townhome dimensional standards, based on individual townhome lots, rather than townhome buildings. These custom Townhome dimensional standards are contained within Section 3 of this document, and copied below for reference.

- Min. Lot Area 2000 SF for FL / 1500 SF for Rear-Loaded
- Min. Street Setback (front or corner) 5' (20' for face of garage on front-loaded units)
- Min. Side Setback N/A
- Min. Rear Setback 20'
- Min. Building Separation 10'
- Max Building Height 42' / 3 stories
- Min. Lot Width 20'

UNIFIED DEVELOPMENT ORDINANCE (UDO) CONSISTENCY

4. COMPREHENSIVE TRANSPORTATION PLAN (CTP) MODIFICATION

The adopted Comprehensive Transportation Plan (CTP) calls for a 4-lane divided roadway to traverse the northern portion of this property, west of Chamblee Road. As explained in the applicant's CTP amendment request, there is strong justification for a different road section to be applied. As such, this planned development shows a proposed 2-lane collector road with on-street parking connecting directly to Perry Curtis Road (in lieu of the CTP's proposed 4-lane divided E-W roadway). This plan also incorporates a 2-lane divided section with a multi-purpose path on one side for Chamblee Road.

5. MAX LOT COVERAGE

Chamblee Lake will apply a 35% maximum impervious requirement for the development as a whole (based on total acreage).

6. PRELIMINARY SITE PLAN APPROVAL

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.

7. ENHANCED STREETScape, PERIMETER BUFFER, AND MEDIAN STANDARDS

- The applicant commits to providing 30' wide streetscape buffers (exceeding the UDO required 15'). Along Chamblee Road, enhanced planting rates shall be used to screen the rear of homes.
- The applicant commits to providing a 20' wide TypeB buffer along it's shared southern boundary with Perry Ridge Ct (exceeding the UDO required 10' Type A buffer). Where existing vegetation is not used to satisfy the Type B buffer requirement, a 6' privacy fence will also be provided.
- The applicant commits (subject to NCDOT review and approval) to providing 13' wide planted areas within medians (exceeding the UDO required 11')
- Perimeter and streetscape buffers shall be comprised of native or adaptive species.

8. ENHANCED OPEN SPACE DEDICATION AND TREE SAVE

Based on the site's acreage, the UDO would require a minimum of 13.6 acres of dedicated open space (10% of the site) and 6.8 acres of Tree Save (5% of the site). The applicant hereby commits to providing a minimum of 41 acres of open space (30% of the site) and 13.6 acres of Tree Save (10% of the site).

9. ACTIVE BY DESIGN / MOBILE VENDOR PAVILION

To support community gatherings and active neighborhoods, the development's main amenity site and 2 pocket parks will incorporate off-street parking or marked on-street parking to accommodate visitors without impeding travel lanes. Said parking provides a safe and convenient location for food trucks to locate in support of community functions. Furthermore, the applicant commits to providing a minimum of 2 larger parking spaces within the main amenity site designed for food trucks or delivery vehicles (mobile vendors), with an electrical outlet available. Covered seating will be provided with at least 10 designated public seating spaces adjacent to the Mobile Vendor area.

UNIFIED DEVELOPMENT ORDINANCE (UDO) CONSISTENCY

10. ENHANCED BIKE / PEDESTRIAN ACCESS

In addition to providing (at a minimum) sidewalks on both sides of all roads (subject to NCDOT approval along DOT maintained roadways), the proposed development will further support pedestrian and bicycle access through the incorporation of a multi-use path along Chamblee Road and the site's proposed East-West collector road. Furthermore, Chamblee Lake will provide an off-street pedestrian trail network (both paved and unpaved) of a least 1 mile in length, with a minimum of 4 exercise stations along the trail. This pedestrian network, in connection with Sidney Creek's committed improvements, will provide a direct connection to Five County Stadium.

11. SITE IMPROVEMENTS AND NCDOT APPROVAL

All planned improvements to roadways and right-of-way owned and maintained by the NC Department of Transportation (NCDOT), including improvements that require off-site property acquisition and/or easements, are subject to NCDOT approval during subsequent phases of development. If any improvements are not approved by NCDOT, alternative designs may be administratively approved by Town staff.

12. POOL/CLUBHOUSE

Construction of a pool and clubhouse structure shall be completed at the earlier of either 24 months from recordation of the Phase 1 plat, or prior to issuance of the 150th Certificate of Occupancy.

13. CONSTRUCTION TRAFFIC ACCESS

In order to protect adjacent neighborhoods, no construction traffic will utilize Perry Ridge Court or Ridge Valley Way as a means of access.

14. ENTRY FEATURES

Chamblee Lake shall include a prominent entry feature at the primary entrances on Chamblee Road.

15. STORMWATER CONTROL PONDS

At least one stormwater control pond shall contain a fountain. At least seventy-five percent (75%) of any required plants in the Stormwater Control Measure ponds, excluding grasses, shall be pollinator plants such as native milkweeds and other nectar-rich flowers.

16. BUS STOP

If a bus pickup location is approved by Wake County Public Schools in the neighborhood, one bust stop area, including a shelter, a bench, a trash can, and at least 5 bicycle spaces shall be provided with the second phase of development.

17. PET WASTE STATIONS

A minimum of four (4) pet waste stations shall be provided along the site's sidewalks, paths, or trails.

18. MAX BLOCK LENGTH

Due to existing environmental features which prevent additional road connectivity, a maximum block length of 950 LF shall apply to Street A, Street B, and Street H.

UNIFIED DEVELOPMENT ORDINANCE (UDO) CONSISTENCY

19. FISHING DOCK

In order to further activate the existing pond, a fishing dock will be provided, accessible from the pedestrian trail surrounding Chamblee Mill Pond. The exact location of this fishing dock will be provided in the construction drawings, pending further coordination with environmental agencies.

20. AFFORDABLE HOUSING

All front-loaded single-family attached units in the Development (12 units, 10% of all single-family attached units) shall be deed-restricted affordable housing single-family median-income ownership units (the "Affordable Units"). The Affordable Units shall be sold to and occupied by low or median-income households earning no more than 80% of the Area Median Income, for a period of at least seven (7) years. A restrictive covenant memorializing this zoning condition shall be recorded in the Wake County Registry against each of the Affordable Units upon the sale of the Affordable Units, and a covenant between the Town and applicant shall be recorded in the Wake County Registry against each of the lots for the Affordable Units prior to the issuance of a building permit for such lots. Town staff will assist with the administrative duties of the Affordable Units during the affordability period.

21. RIDGE VALLEY WAY BARRIERS

Prior to issuance of the final plat for the phase of development that completes the Ridge Valley Way extension, any temporary barriers installed by the builder impeding vehicular circulation on Ridge Valley Way shall be removed.

22. STORMWATER PROTECTION

Along the southern property boundary where adjoining PINS (2714191047, 2714193007, 2714194057, 2714195099, 2714197170) developer will install a stormwater drainage swale to collect the existing rear lot runoff and direct it through the swale to the proposed SCM Management system, where the stormwater runoff will be treated onsite prior to discharge to the Neuse Riparian system. The swale shall be designed to handle a 25-year intensity storm.

23. EROSION CONTROL MEASURE

Erosion control containment devices (such as riser basins or sediment traps) shall be sized to accommodate the 25-year peak flow of runoff coming from disturbed acreage. Denuded areas, if left exposed and not being worked on shall receive ground cover within 7 days. All denuded areas shall have double silt fence installed where adjacent to riparian buffers and/or wetlands located on the subject property.

24. PEDESTRIAN CROSSING

Subject to Town and NCDOT approval, a Rectangular Rapid Flashing Beacon (RRFB) will be constructed at the proposed crosswalk on Chamblee Road at Street A.

25. HOA REPRESENTATION

The Homeowners Association for Chamblee lake shall appoint one resident to the advisory board at 25% resident occupied, one resident at 50% occupied and one resident at 75% occupied.

*All other applicable Unified Development Ordinance requirements shall remain as written and the requirements by other agencies will be reviewed and regulated at the time of Technical Review Committee review process.

Adopted this the 6th day of November 2023

Glenn L. York - Mayor

SEAL

Lisa M. Markland, CMC - Town Clerk