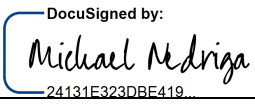
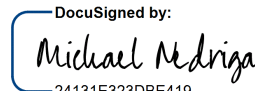




APPLICATION FOR PLANNED DEVELOPMENT

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: 901 Mack Todd Road	Acreage: 2.30	
Parcel Identification Number (NC PIN): 1795-82-7060	Deed Book: 17475	Deed Page(s): 0821
Existing Zoning of the Property: R4	Proposed Zoning of the Property: PD	
Existing Use of the Property: vacant	Proposed Use of the Property: single family attached	
Reason for rezoning to a Planned Unit Development: Rezoning to increase density from previous rezoning on this parcel.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: TMTLA Associates (Contact: Pam Porter)		
Street Address of Applicant/Agent: 5011 Southpark Drive, Ste. 200		
City: Durham	State: NC	Zip Code: 27713
Email of Applicant/Agent: pam@tmtla.com	Telephone Number of Applicant/Agent: 919-484-8880	Fax Number of Applicant/Agent: n/a
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner: Capital Properties of North Carolina LLC		
Street Address of Property Owner: 1540 Grand Willow Way		
City: Raleigh	State: NC	Zip Code: 27614
Email of Property Owner: cpncllc@gmail.com	Telephone Number of Property Owner: 919-779-9664	Fax Number of Property Owner: n/a
<i>I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.</i>		
Signature of Applicant:  <small>DocuSigned by: Michael Nedriga 24131E323DBE419...</small>	Print Name: Michael Nedriga	Date: 1/24/2024
Signature of Owner:  <small>DocuSigned by: Michael Nedriga 24131E323DBE419...</small>	Print Name: Michael Nedriga	Date: 1/24/2024



APPLICATION FOR PLANNED DEVELOPMENT

LEGISLATIVE CONSIDERATIONS – PLANNED DEVELOPMENT

The applicant shall propose site-specific standards and conditions that take into account the following considerations, which are considerations that are relevant to the legislative determination of whether or not the proposed planned development is in the public interest. These considerations do not exclude the legislative consideration of any other factor that is relevant to the public interest. Failure to adequately address the findings below may result in denial of the application. Please provide responses to the following standards as outlined in Section 2.2.15 of the Unified Development Ordinance.

1. Please provide details on how the proposed Planned Development advances the public health, safety, or welfare	Provide new housing to residents of Zebulon in close proximity to local shopping.
2. Please provide details on how the proposed Planned Development is appropriate for its proposed location, and is consistent with the purposes, goals, objectives, and policies of the Town's adopted policy guidance.	Proposed zoning and use will be in accordance with all zoning requirements and Town ordinances.
3. Please provide details on how the proposed Planned Development is reasonable and in the public interest.	This development will provide new housing within close proximity to local shopping, businesses, and professional facilities and services. The development is small and will not disrupt local traffic or adjacent property owners.
4. Please provide details on how the proposed Planned Unit Development provides for innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other Town goals and objectives.	This development will include high quality housing while protecting the environmentally sensitive land located in on site. This development will provide a much needed portion of the Corridor 8 greenway which will help connect residents to downtown Zebulon.
5. Please provide details on how the proposed planned unit development provides improved means of access, open space, and design amenities;	This development will include a variety of amenities to residents, plentiful open space, and also provide a section of the Corridor 8 greenway. Access to this small development will be via a shared access (no new public roads planned).



APPLICATION FOR PLANNED DEVELOPMENT

6. Please provide details on how the proposed Planned Unit Development provides a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;

This development is not large enough to provide multiple housing types - but it does provide a pocket of single family attached housing which helps to diversify housing type.

7. Please provide details on how the proposed Planned Unit Development creates a system of incentives for redevelopment and infill in order to revitalize established areas;

This small development, only 2.30 acres, could be considered infill development. It will help to introduce a new housing type in a small (i.e. not overwhelming) development in an area where no other single family attached homes are located.

8. Please provide details on how the proposed Planned Unit Development promotes a vibrant public realm by placing increased emphasis on active ground floor uses, pedestrian-oriented building façade design, intensive use of sidewalks, and establishment of public gathering areas;

This development will front units on Mack Todd Road and open space - all units will be rear loaded. This will place units closer to the street and allow for residents to interact with each other on a pedestrian level. Various amenities to promote public gathering will be included.

9. Please provide details on how the proposed Planned Unit Development provides for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and

Due to the presence of a stream buffer on this small site, this development is forced to cluster units around those environmentally sensitive areas. This lowers infrastructure cost as it forces the development to be efficient with design.

10. Please provide details on how the proposed Planned Unit Development provides quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, estuaries, shorelines, special flood hazard area, and historic features.

The proposed development works around the existing environmentally sensitive areas located on this site. Nestled around the existing stream buffer, this development sees those environmentally sensitive areas as an asset to this development, providing an abundance of green space for residents to enjoy.

11. Other factors as the Board of Commissioners may determine to be relevant.