



## 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).



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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.



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## OWNER'S CONSENT FORM

Name of Project: 901 Mack Todd Road Submittal Date: 2/1/2024

### OWNER'S AUTHORIZATION

I hereby give CONSENT to TMTLA Associates (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I acknowledge and agree that, pursuant to Section 2.2.15. of the Town of Zebulon Unified Development Ordinance, that lands subject to a Planned Development shall be subject to all the standards, conditions, and plans approved as part of that application. These standards, plans, and approved conditions are perpetually binding on the land as an amendment to this Ordinance and the Official Zoning Map and may only be changed in accordance with the procedures established in this Ordinance. Development located outside the Town of Zebulon's corporate limits shall comply with all Town policies related to annexation and the extension of utilities. I understand that all other applicable standards and regulations of the UDO will remain applicable to the subject lands unless specifically listed as conditions or deviations as part of this request. I understand that any false, inaccurate, or incomplete information provided by me, or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application. I further consent to the Town of Zebulon to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

DocuSigned by:  
Michael Nedriga Michael Nedriga 1/24/2024  
*Signature of Owner* *Print Name* *Date*

### CERTIFICATION OF PROPERTY OWNER

I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Planning Department of the Town of Zebulon, North Carolina, and will not be returned.

DocuSigned by:  
Michael Nedriga Michael Nedriga 1/24/2024  
*Signature of Owner* *Print Name* *Date*

\*Owner of record as shown by the Wake County Revenue Department (www.wakegov.com). An option to purchase does not constitute ownership. If ownership has been recently transferred, a copy of the deed must accompany this form.



**CONCEPT PLAN REQUIREMENTS**

Every applicant requesting Planned Development approval shall submit **8 copies** and **1 pdf (e-mail or USB Drive)** of a concept plan drawing with the application for a Planned Development. The concept plan shall contain sufficient information to adequately determine the type of development being proposed. The concept plan drawing shall include, at a minimum, the following features unless otherwise specified by the Planning Department:

**CHECK IF  
SUBMITTED**

**ITEM**

1.	Plot plan showing all existing and planned structures, building setback lines, perimeter boundaries, and easements.	√ _____
2.	Elevation drawings of all buildings indicating the proposed exterior finish materials.	√ _____
3.	Landscaping plan, lighting, fencing, screening, and walls, indicating all heights and locations.	√ _____
4.	Location of all ingress and egress.	√ _____
5.	Off-street parking and loading facilities, with calculations showing how the quantities were obtained.	√ _____
6.	All pedestrian walks and open areas for use by residents, tenants, or the public.	√ _____
7.	Proposed land uses indicating areas in square feet.	√ _____
8.	The location and types of all signs, including lighting and heights, with elevation drawings.	n/a _____
9.	Existing and/or proposed street names.	√ _____
10.	Proposed potable or reuse water, wastewater connections, and storm sewer line; proposed grading and drainage patterns; proposed water and sewer allocations.	√ _____
11.	Such additional items and conditions, including design standards as the Planning Board and Board of Commissioners deems necessary.	√ _____
12.	Trip generation data and TIA	n/a _____



## PROPOSED USES

An application has been duly filed requesting that the property described in this application be rezoned from R4 to PD. It is understood and acknowledged that if the property is rezoned as requested, the property described in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in the Unified Development Ordinance. It is further understood and acknowledged that final plans for any specific development to be made pursuant to any such Planned Development shall be submitted for site or subdivision plan approval. Use additional pages as needed.

The Rezoned Lands may be used for, and only for, the uses listed immediately below. The permitted uses are subject to the limitations and regulations stated in the Use Table and any additional limitations or regulations stated below. For convenience, some relevant sections of the Unified Development Ordinance may be referenced; such references do not imply that other sections of the Unified Development Ordinance do not apply.

<b>1.</b>	Single Family Attached and permitted accessory uses	<b>25.</b>	
<b>2.</b>		<b>26.</b>	
<b>3.</b>		<b>27.</b>	
<b>4.</b>		<b>28.</b>	
<b>5.</b>		<b>29.</b>	
<b>6.</b>		<b>30.</b>	
<b>7.</b>		<b>31.</b>	
<b>8.</b>		<b>32.</b>	
<b>9.</b>		<b>33.</b>	
<b>10.</b>		<b>34.</b>	
<b>11.</b>		<b>35.</b>	
<b>12.</b>		<b>36.</b>	
<b>13.</b>		<b>37.</b>	
<b>14.</b>		<b>38.</b>	
<b>15.</b>		<b>39.</b>	
<b>16.</b>		<b>40.</b>	
<b>17.</b>		<b>41.</b>	
<b>18.</b>		<b>42.</b>	
<b>19.</b>		<b>43.</b>	
<b>20.</b>		<b>44.</b>	
<b>21.</b>		<b>45.</b>	
<b>22.</b>		<b>46.</b>	
<b>23.</b>		<b>47.</b>	
<b>24.</b>		<b>48.</b>	



**PROPOSED DEVELOPMENT CONDITIONS**

The applicant hereby requests that the Zebulon Board of Commissioners, pursuant to Section 3.3.5 of the Unified Development Ordinance, approve the Proposed Planned Development with above listed use(s), subject to the following condition(s), requested deviations, and proposed alternative means of compliance. (Attach additional pages as needed)

- 1. Uses shall be limited to single family detached, single family attached, and permitted accessory uses.
- 2. Minimum single family attached unit shall be a minimum of 1,200 s.f.
- 3. Minimum driveway stem length shall be 20'.
- 4. Mack Todd Road – dedicate 5' of right of way. Build ½ of the ultimate 70' Right-of-Way section.  
Roadway section will include 5' wide sidewalk for the full length of property.
- 5. This project shall not utilize mass grading.
- 6. Provide a 10' wide Type A buffer along PIN 1795-82-9159 where single family attached units are located adjacent to the shared property line as shown on concept plan.
- 7. Slab foundation shall be permitted.
- 8. Vinyl siding shall not be permitted but vinyl accents, such as windows, decorative trim, and other elements shall be permitted.
- 9. Developer shall provide easement for and construct the section of the Corridor 8 greenway that runs along the east side of the development.
- 10. Native trees shall be used for any street tree or buffer planting.



**901 Mack Todd Road - Parcels within 750'**

<b>Parcel Address</b>	<b>REID</b>	<b>Owner</b>
970 MACK TODD RD	0188800	CAVALLERO, DARIO L EHMANN, DONNA CAVALLERO
750 PONY RD	0051771	CROUSE, DONNA M BULLOCK
100 SHANNON DR	0118145	HOUSING AUTH COUNTY OF WAKE
941 MACK TODD RD	0001204	JAM MAR PROPERTIES LLC
608 W BARBEE ST	0054481	BROWN, LARRY G BROWN, MARY J
535 MACK TODD RD	0075388	JNCJ PROPERTIES LLC
600 PONY RD	0036416	CHANDAK, GOVIND CHANDAK, MADHU
721 MACK TODD RD	0089314	HERITAGE BAPTIST CHURCH INC
560 W BARBEE ST	0104806	GAY FAMILY LIMITED PARTNERSHIP II
601 PONY RD	0186160	SILVER SPRING HOUSING ASSOC LLC
600 MACK TODD RD	0085216	LNP INC
950 MACK TODD RD	0115949	HSSW
780 W BARBEE ST	0252242	HERNANDEZ, MARIA A
551 PONY RD	0076634	ZEBULON HEALTH HOLDINGS LLC
0 W BARBEE ST	0337278	SMITH, TODD L
704 W BARBEE ST	0068443	PERRY QUINN PROPERTIES INC
521 DUGGINS OAK DR	0190619	ZEBULON GREEN ASSOCIATES LIMITED PARTNERSHIP
901 MACK TODD RD	0077886	CAPITAL PARTNERS OF NORTH CAROLINA LLC
0 W BARBEE ST	0476110	TODD, JAMES THOMAS JR TRUSTEE HOLDEN, BRENDA TODD HEIRS
808 W BARBEE ST	0070909	TODD, JAMES THOMAS JR TRUSTEE HOLDEN, BRENDA TODD HEIRS
934 W BARBEE ST	0070905	HARRISON, MIRANDA TODD TRUSTEE TODD PROTECTION TRUST
0 W BARBEE ST	0476109	TODD, GLENN A TODD, VERA L
820 W BARBEE ST	0070906	TODD, GLENN A TODD, VERA L
705 PONY RD	0060530	MERITAGE HOMES OF THE CAROLINAS INC
700 PONY RD	0245658	700 PONY LLC
801 MACK TODD RD	0082911	HERITAGE BAPTIST CHURCH INC
804 W BARBEE ST	0070907	PREDDY, MARY ANN TODD