

**Ordinance (2011) 965zc663**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH**

**Section 1.** That Section 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

**Z-8-11 Conditional Use – Oberlin Road** - located on the west side, northwest of its intersection with Clark Avenue, being Wake County PINs 0794927656, 0794926556, 0794926505, 0794925544, and 0794924585. Approximately 2.97 acres to be rezoned from Residential-20 w/NCOD (0.70 acre), Office & Institution- 1 (2.24 acres) to Shopping enter CUD w/PBOD (2.94 acres)

**Conditions Dated: 10/19/11**

**Narrative or conditions being requested:**

a. The following uses permitted under the Shopping Center zoning district shall be prohibited:

1. Adult Establishment
2. Automotive Service and Repair Facility
3. Carwash, of all types
4. Electrical Sub-Station
5. Kennel/Cattery
6. Manufacturing, of all types
7. Mini Warehouse and Storage Facility
8. Shopping Center and Shopping Area

b. Trash dumpster/compactor and/or recycle dumpster shall either be enclosed within the building(s) or within a masonry structure, with the siding material to be compatible with the building material(s) used on the principal building(s); opaque doors shall screen the opening; screening shall not apply to trash and recycle facilities located within a building. No door or gate utilized primarily utilized for access to a trash room or trash enclosure shall be located on the properties where directly across the street from existing residential uses located along Stafford Avenue. This restriction shall apply only to those properties determined to be residential use at time of submittal of these zoning conditions (2204, 2206, and 2208 Stafford Avenue; DB11105/Page 0164). Subsequent additions of residential use shall not engage this condition.

c. Hours of operation for service of trash/recycle facilities shall be limited to the hours between 7:00 AM and 7:00 PM, Monday through Friday.

d. Bicycle parking shall be provided as follows:

1. At least eighteen (18) rack spaces shall be provided within the streetscape sidewalk area of the three public rights-of-way adjoining the subject properties, subject to approval by the City of Raleigh for an Encroachment Agreement. The spaces shall be located so as to be convenient for use by

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visitors to the properties, especially with regard to proximity to building entrances.

2. At least one (1) bicycle rack space shall for every five (5) dwelling units located on the properties, and shall be in addition to the spaces specified in condition d1 above.

3. If the amount of bicycle parking provided in subparagraphs d 1 and 2 above are less than the requirement for City of Raleigh code section 10-2055, additional bicycle parking shall be provided to meet code standard.

e. All outdoor pole-mounted lighting fixtures shall be cut-off design and the light source directed away from adjacent residential properties.

f. All building mounted light fixtures visible from properties abutting the western property boundary [Pappas Tract (Deed Book 12090; Page 2503); Walton Tract (Deed Book 8919; Page 986)] shall be full-cutoff design.

g. Light Level at the perimeter property line adjacent to a residential use property shall be no more than four-tenths (4/10's) of a foot candle. This condition shall not apply to property lines adjoining Oberlin Road, Clark Avenue, and Stafford Street.

h. Retail use(s) shall adhere to the following:

1. Shall be primarily oriented to the Oberlin Road streetscape; retail storefront(s) and customer door(s) shall not extend greater than one hundred feet (100') along Stafford and Clark Avenues, measured from the eastern right-of-way line of Oberlin Road.

2. Retail use(s) shall only be allowed as part of a mixed-use development that includes either residential dwellings and/or office use(s). Retail use shall not be located in a building without another land use.

3. Retail use(s) shall not exceed a total of fourteen thousand square feet (14000 SF) gross, nor be less than two thousand, five hundred square feet (2500 SF). Within sixty (60) days following the adoption of this rezoning, a retail allocation covenant approved by the Raleigh City Attorney or his deputy shall be recorded with the Wake County Register of Deeds.

i. No drive-thru window shall be permitted.

j. Non-residential uses shall be prohibited west of the line formed by the extension of the eastern boundary of Lot 66/Harris/Chamberlain Subdivision (Deed Book 8148; Page 2420), refer to "Exhibit A". Shared parking facilities utilized by non-residential uses located on the properties shall be excluded from this condition.

k. Residential use shall not exceed two-hundred and fifty (250) dwelling units.

l. If visible from adjoining properties and/or public right of way, structured parking (parking deck) shall be clad in building materials similar and compatible to the principal building(s) located on the property. When a parking structure is taller than a principal building and visible from ground level of adjacent properties, either a pitched roof or parapet wall [four foot (4') minimum height] shall be provided on that portion of the principal building adjacent to the parking structure in order to reduce visual impact of the parking structure, complete screening of the parking by the roof feature is not required.

m. Where building facades adjoin any public right of way, major architectural features, including but not limited to projecting bays, footprint setback (1'-0" minimum), and balconies, shall be implemented no less than every fifty feet (50').

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n. Prior to recording lots or obtaining building permit(s) for new development, a 10 x 20' Transit Easement shall be provided to the City of Raleigh and recorded with Wake County Register of Deeds. Prior to recordation, the location of the easement shall be approved by the Public Works Department and the easement documents approved by the City Attorney's Office. Transit Easement shall be coordinated with Public Access Sidewalk Easement. Prior to issuance of Certificate of Occupancy for rezoned property, a transit waiting shelter (may be free-standing or an element incorporated into a building façade), with construction plans approved by the Public Works Department, shall be constructed by the property owner or his authorized agent.

o. HVAC equipment shall be regulated in accord with the following;

1. No HVAC units shall be ground-mounted within fifty feet (50') of the western boundary of the subject properties, where adjacent to the following parcels: Pappas Tract (Deed Book 12090; Page 2503) and Walton Tract (Deed Book 8919; Page 986)

2. Individual exterior HVAC equipment shall be primarily (85%) be located on the roof of building(s) or behind buildings. If ground-mounted HVAC equipment is utilized, it shall be located within masonry enclosures, and pierced openings within the enclosures to allow air movement are permitted.

p. Building Height and Setback;

1. Building height shall be in accord with Exhibit "A" and as described below:

a. Maximum height shall be measured in accord with City of Raleigh code section 10-2076 with an exception for measurement at top of building shall be taken in two locations: at top of roof truss for a pitch roof and from the top of the roof deck for a "flat roof (see heights published on 'Exhibit A'). The second height measurement shall be taken at the top of either roof peak and/or parapet wall, provided the maximum height at the second point of measurement shall be no greater than twelve feet (12') when measured from top of roof truss/roof deck elevation. The dual measurement is in acknowledgement of pending UDO text modification under review at time of this submittal. Maximum height shall never include access and mechanical features, including but not limited to: HVAC equipment/screens, chimneys, vents and stair/elevator enclosures and similar features.

b. Where structured parking is provided internal to a building, the maximum number of stories shall not apply.

c. Maximum building height shall not exclude ground level parking podium located on ground (street) level where habitable space is provided above the parking

2. Principal building setbacks shall be in accord with Exhibit "A" and as described below:

Oberlin Road: No less than sixteen feet (16'), and no greater than twenty-five feet (25') from the existing back of curb for Oberlin Road where it abuts the properties.

a) Stafford Avenue: No less than fourteen feet (14'), and no greater than twenty-five feet (25') from the existing back of curb for Stafford Avenue where it abuts the properties, except for a portion of building on Stafford Avenue, and as shown on Exhibit A, where the minimum setback shall be nineteen feet (19').

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b) Clark Avenue: No less than fourteen feet (14') and no greater than twenty-five feet (25') from the existing back of curb for Clark Avenue where it abuts the properties. An exception to this requirement is for the southwestern corner of the property, in that location (see Exhibit "A") the building setback shall be no less than twenty five (25') and no greater than thirty-five (35') from the existing back of curb for Clark Avenue where it abuts the properties.

c) Western Boundary: The building setback adjacent for the western boundary of the properties, where adjacent to the Walton (Deed Book 8919; Page 986) and Pappas (Deed Book 12090; Page 2503) tracts shall be no less than twenty feet (20').

q. The following building standards shall apply:

1. Subject to the requirements of the North Carolina Building Code, each commercial use [retail, office, residential service (leasing office/fitness club/conference room)] shall have at least one (1) direct, handicapped accessible, pedestrian access (door) to a public right-of-way sidewalk.

2. Where residential dwellings are located on a ground floor adjacent to a public right-of-way sidewalk, at least fifty percent (50%) of those units shall have a pedestrian access (door) to a public right of way sidewalk if features such as steps and landings are allowed to encroach on the sidewalk zone.

3. That portion of the ground floor of a building(s) fronting directly onto Oberlin Road shall be composed {primarily (60%)} of non-residential habitable uses, including but not limited to the following uses: retail, office, support services (leasing office/fitness club/conference room) for dwellings located in the building(s). Residential dwellings in this portion of the building(s) shall not need to adhere to commercial store front criteria. Subject to application of life safety, fire and building code requirements, these commercial uses shall have "store front" architectural treatment that shall provide the following:

a. Visual transparency, provide 50% glazing in store front zone; not to include set aside areas for uses that typically do not have store front (including but not limited to: sprinkler riser room, utility room, transit shelter, fire-rated exit corridors). Non-store front uses shall comprise no greater than 20% of the ground floor elevation along Oberlin Road.

b. Incorporate setbacks in the footprint so that no section of elevation is greater than two hundred feet (200').

4. If a single building, or a series of connected buildings is proposed along Clark Avenue, a minimum of two (2) setbacks (1'-0" min.) shall be provided along the Clark Avenue frontage.

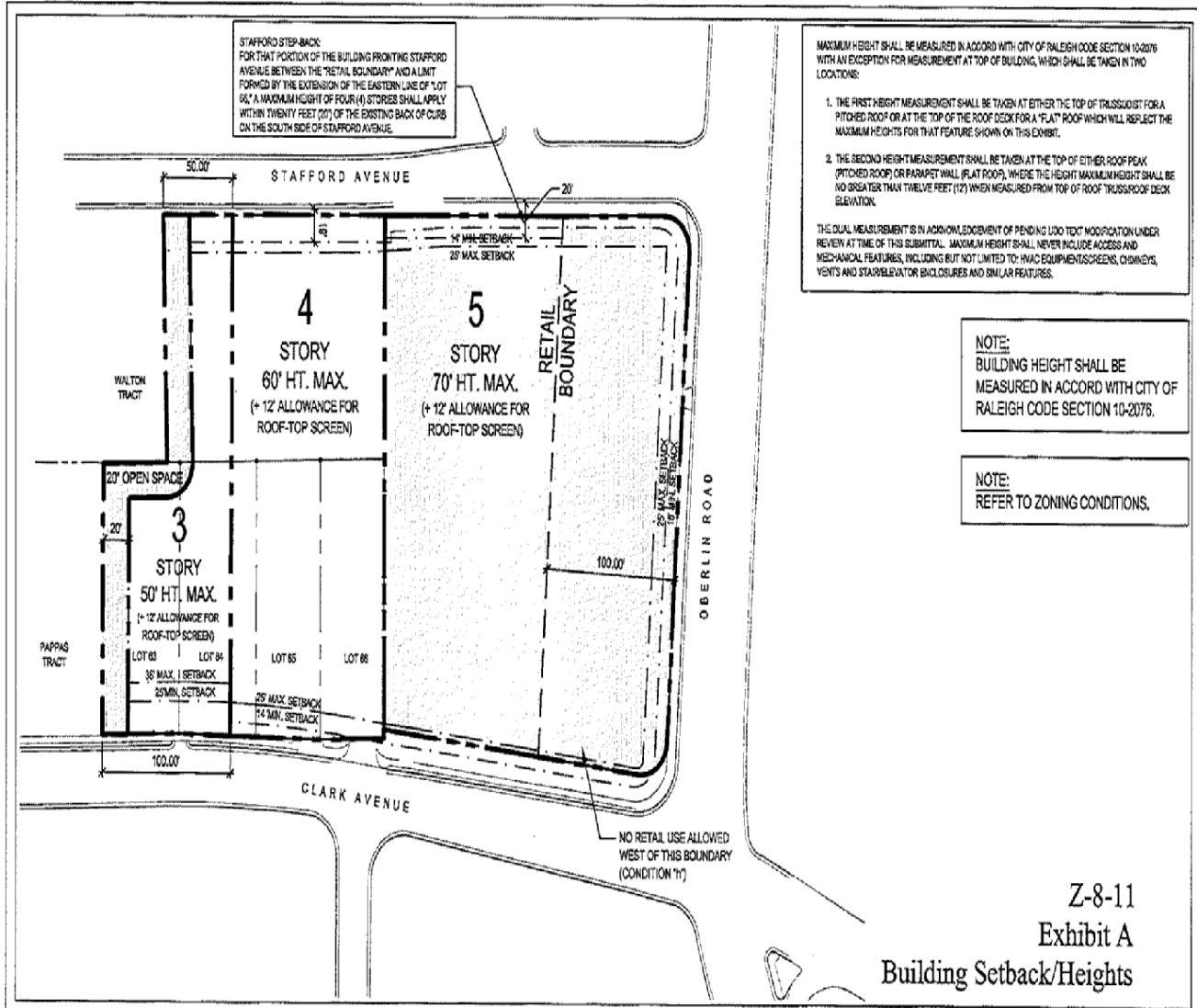
r. Unless otherwise provided in the rezoning ordinance, the conditions ("a" through "z") shall not apply to the existing improvements and uses located on the properties, nor prevent the continued use of the property in its current state of development, and shall only apply upon redevelopment (demolition and/or change of use to existing buildings) of the property. If redevelopment occurs to only portion of site, remaining property(s) shall continue in operation as described above.

s. No vehicular driveway shall be permitted from the Oberlin Road right-of-way. For Stafford and Clark Avenues, no more than two (2) driveways for each street shall be permitted.

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- t. All parking structure light fixture(s) visible from off-site view shall be shielded/located so that the lamp source is not seen from offsite view. For the top level of a parking structure, the light fixture(s) shall be screened from ground level off-site view. No pole-mounted fixture shall be allowed on top level of parking structure.
- u. Prior to application for Preliminary Site Plan Approval, the developer and/or owner of the subject properties shall conduct an information meeting regarding the application with immediate residents [within one-hundred feet (100') exclusive of any right-of-way] of the subject properties. In addition, the meeting invitation shall include the elected leaders and residents of University Park, Cameron Village and Cameron Park Neighborhood Associations, and the elected leaders of both the Wade and Hillsborough Citizen Advisory Councils. In order to provide reasonable notice and documentation of the meeting to the public, the notification shall be in accord with City Code section 10-2165(b) (3).
- v. The owner shall provide a "Dog Waste Station" within the western open space shown on Exhibit "A", and maintain a stock of dog waste collection bags available to the residents of the building and provide and maintain a trash can for disposal of dog waste.
- w. For multi-family residential projects, a parking structure shall be required, and the parking spaces shall be screened by the residential building(s) so that no more than 15% of the side elevations are exposed, and those remaining areas shall comply with condition "I".
- x. Open Space shall be no less than 12% of the net land area of the project. Of the 12% required Open Space, no less than 5% shall be accessible to the public in accord with Oberlin Streetscape and Parking Plan regulations. Open Space in excess of code requirement can include public/private sidewalks, utilities, and landscaped stormwater features (limited to bio-retention, rain garden, or similar BMP). Minimum Open Space calculation shall not include private balcony of a dwelling unit.
- y. Upon redevelopment of the property, the developer shall make reasonable efforts to retain the "Stafford Oak" (26" DBH willow oak located in the northwest corner of the site). Preservation/protection of critical root zone is not required, however a certified arborist shall provide a report with mitigation recommendations directing care and protection of the tree during construction. If the City Planning Director determines the tree is not viable, replacement trees to be located in Open Space and equaling 26" DBH caliper may be utilized in lieu of retaining the Stafford Oak. In addition to the arborist's report, and prior to issuance of Certificate of Occupancy the developer shall assume responsibility to relocate or place underground a portion (+/- 80 LF) of the overhead electric service line on the south side of Stafford Avenue in area of the Stafford Oak.
- z. During a demolition and/or grading process on the subject properties, the following shall be provided following:
1. Maintain "damp down" of the site to control dust
  2. In addition to adhering to the City's sedimentation control ordinance, the owner/contractor shall sweep or clean the streets immediately adjacent to the project as needed to control dust, but no less than once a week.

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**STAFFORD STEP-BACK:**  
FOR THAT PORTION OF THE BUILDING FRONTING STAFFORD AVENUE BETWEEN THE "RETAIL BOUNDARY" AND A LIMIT FORMED BY THE EXTENSION OF THE EASTERN LINE OF LOT 82, A MAXIMUM HEIGHT OF FOUR (4) STORES SHALL APPLY WITHIN TWENTY FEET (20') OF THE EXISTING BACK OF CURB ON THE SOUTH SIDE OF STAFFORD AVENUE.

MAXIMUM HEIGHT SHALL BE MEASURED IN ACCORD WITH CITY OF RALEIGH CODE SECTION 10-2076 WITH AN EXCEPTION FOR MEASUREMENT AT TOP OF BUILDING, WHICH SHALL BE TAKEN IN TWO LOCATIONS:

1. THE FIRST HEIGHT MEASUREMENT SHALL BE TAKEN AT EITHER THE TOP OF TRUSS/JUST FOR A PITCHED ROOF OR AT THE TOP OF THE ROOF DECK FOR A "FLAT" ROOF WHICH WILL REFLECT THE MAXIMUM HEIGHTS FOR THAT FEATURE SHOWN ON THIS EXHIBIT.
2. THE SECOND HEIGHT MEASUREMENT SHALL BE TAKEN AT THE TOP OF EITHER ROOF PEAK (PITCHED ROOF) OR PARAPET WALL (FLAT ROOF), WHERE THE HEIGHT MAXIMUM HEIGHT SHALL BE NO GREATER THAN TWELVE FEET (12') WHEN MEASURED FROM TOP OF ROOF TRUSS/ROOF DECK ELEVATION.

THE DUAL MEASUREMENT IS IN ACKNOWLEDGEMENT OF PENDING LUDO TECT MODIFICATION UNDER REVIEW AT TIME OF THIS SUBMITTAL. MAXIMUM HEIGHT SHALL NEVER INCLUDE ACCESS AND MECHANICAL FEATURES, INCLUDING BUT NOT LIMITED TO: HVAC EQUIPMENT SCREENS, CHIMNEYS, VENTS AND STAIR/ELEVATOR ENCLOSURES AND SIMILAR FEATURES.

**NOTE:**  
BUILDING HEIGHT SHALL BE MEASURED IN ACCORD WITH CITY OF RALEIGH CODE SECTION 10-2076.


**NOTE:**  
REFER TO ZONING CONDITIONS.

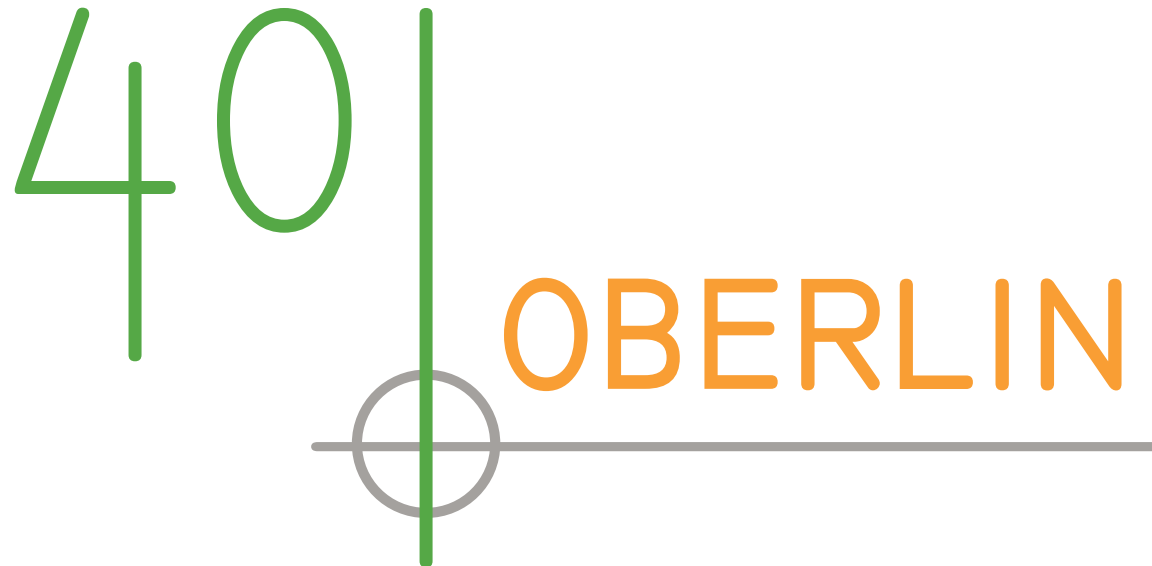
Z-8-11  
Exhibit A  
Building Setback/Heights

**00**  
**3** JDAVISARCHITECTS

*401 Oberlin Streetscape*  
The Taft Family Trust  
Raleigh, North Carolina

Date: October 19, 2011  
0' 30' 60'  
SCALE: 1" = 60'





# STREETSCAPE & PARKING PLAN

OCTOBER 19, 2011

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# 401 OBERLIN STREETScape & PARKING PLAN

## **LOCATION:**

The Oberlin Road Streetscape and Parking Plan shall emulate the existing Cameron Village Streetscape Plan (refer to plan dated April 17, 2003, and plan amendment dated September 9, 2008) but this document shall establish specific criteria for an assemblage of properties located in the northwest quadrant of the intersection of Clark Avenue and Oberlin Road. The Oberlin Streetscape and Parking Plan shall apply to the west side of Oberlin Road between Clark Avenue and Stafford Avenue; the north side of Clark Avenue starting at Oberlin Road for a distance of approximately four-hundred fifty feet (450'); the south side of Stafford Avenue starting at Oberlin Road for a distance of approximately four-hundred twenty feet (420'), and shall apply to the right-of-way frontage(s) for the following parcels:

- a. 401 Oberlin Road; WAKE PIN: 0794-92-7656
- b. 2306 Clark Avenue; WAKE PIN: 0794-92-6556
- c. 2308 Clark Avenue; WAKE PIN: 0794-92-6505
- d. 2312 Clark Avenue; WAKE PIN: 0794-92-5544
- e. 2316 Clark Avenue; WAKE PIN: 0794-92-4585

## **GOALS:**

The Oberlin Road Streetscape and Parking Plan shall incorporate the following goals from the Wade/Oberlin Small Area Plan into the Oberlin Streetscape and Parking Plan:

- a. Policy AP-WO 1  
“The Wade-Oberlin area should evolve into a livelier pedestrian and transit-oriented mixed-use center.”

- b. Policy AP-WO 7

“Oberlin Road should evolve as the “main street” of the area, with improved pedestrian amenities and streetscaping.”

- c. Policy LU 5.4

“Low- to medium-density residential development and/or low-impact office uses should serve as transitional densities between lower-density neighborhoods and more intensive commercial and residential uses. Where two areas designated for significantly different development intensity abut on the Future Land Use Map, the implementing zoning should ensure that the appropriate transition occurs on the site with the higher intensity.

## **FEATURES:**

1. Sidewalks:

Sidewalks shall primarily be constructed of scored concrete, with broom finish, utilizing a 4' x 4' grid pattern. Accent red clay brick shall be allowed, and the pavers shall be compatible with the pavers utilized on the adjoining Cameron Village Streetscape. Pavers shall be utilized to direct pedestrian traffic, announce intersections/pedestrian crossings and to reduce visual impact of wide sidewalks. At the intersections of Stafford Avenue and Clark Avenue with Oberlin Road larger areas of pavers shall be utilized to delineate the node of travel for the pedestrian. No vehicular driveway shall be permitted along Oberlin Road. Where driveway(s) enter the subject properties along Clark Avenue and Stafford Avenue, a raised ramp-style approach shall be utilized with continuous sidewalk paving, and no street-type driveways shall be permitted.

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*A mid-block pedestrian connection shall be provided in the twenty foot (20') western buffer, the following criteria shall apply:*

- a. *Provide a five foot (5') minimum pedestrian path that will connect or link the public sidewalks on Stafford and Clark Avenue.*
- b. *The walk shall generally be open to the public from dawn to dusk, but can be closed without notice for maintenance or security – just as the City's greenway facilities are operated.*
- c. *The path shall be illuminated at night, but the light level shall be in accord with proposed zoning conditions.*
- d. *Shade trees (Rock Maple, White Oak, Loblolly Pine) shall be provided at a rate of no less than thirty feet (30') on center spacing, but arranged informally and in context with the site plan.*

*Stoops and similar building entry features can encroach the public right-of-way (ROW) upon approval of both an encroachment agreement and upon the approval of the City Planning Director. These features can also be located outside the minimum building setback if the floor height is less than forty-two inches (42") in height from finished grade.*

## 2. Street Furniture:

*Street furnishings, including but not limited to bench, light pole and bicycle rack shall adhere to and be compatible with the furnishings prescribed for the adjoining Cameron Village Streetscape. The City Planning Director, or*

*his/her designee, shall approve streetscape furnishings prior to issuance of building permit or Preliminary Site Plan Approval.*

*The following components are listed from the approved Cameron Village Streetscape document, and shall be utilized for the 401 Oberlin Road Streetscape and Parking Plan:*

- a. *Bench - "Classic Series VC-12" (Victor Stanley Company)*
- b. *Light Pole - "Dover 6100-T4" (Sternberg Vintage Lighting) 14' HT.*
- c. *Bike Rack - 5-Loop Heavy Duty Challenger - (Madrax) (Do not locate in ROW)*

*In addition to the items listed above, the following streetscape furnishings, specific to the 401 Oberlin Streetscape and Parking Plan shall be utilized:*

- a. *Light Fixture: "Hometown" G743SR" Solid Roof (Sternberg Co.)*
- b. *Bike Rack: "U" 2-Space Rack "U-158-SF-G (Madrax) (within ROW)*

*In the event that these items are no longer readily available, suitable and reasonable substitutions are allowed, subject to approval by the City Planning Director or his/her designee.*

## 3. Canopies and Awnings:

*Multiple awning materials are allowed, including but not limited to fabric and metal canopies, metal and wood trellises. No awning, canopy or trellis*

*located within or adjacent to a public right-of-way shall provide no less than nine feet (9') of clearance measured from finished grade.*

## 4. Street Tree Species:

*The following schedule of public right of way street trees is allowed in the streetscape plan:*

- a. *Oberlin Road:*  
*“Wynstar” Willow Oak Quercus phellos “Wynstar” 3” caliper/12’ ht.*
- b. *Stafford Street:*  
*‘Tuskegee’ Crape Myrtle Lagerstroemia x Tuskegee (10 Ft. Height)*  
*Multi-Stem and Single Stem are approved*
- c. *Clark Avenue*  
*‘Tuskegee’ Crape Myrtle Lagerstroemia x Tuskegee (10 Ft. Height)*  
*Multi-Stem and Single Stem are approved*

*All street tree installations shall incorporate the following features, unless otherwise approved by the City of Raleigh as a “transitional element”:*

- a. *4’ x 6” Tree Gate; City of Raleigh Standard Specification and Detail and be located behind back of curb. Alternately, Crape Myrtles may also be located within tree lawn where applicable.*
- b. *Incorporate tree root soil cells and/or root pathways in accord with City of Raleigh standard specification and detail, where applicable.*

#### 5. Crosswalks:

*Crosswalks shall be marked with elastomeric reflective paint in accord with City of Raleigh and/or NCDOT standard specification and detail (refer to parking plan for location). Location(s) to be approved by the City of Raleigh.*

#### 6. Utility Lines:

*Existing overhead utility lines are located in the right-of-way of all three streets that adjoin the subject properties. There are no plans to modify these facilities, with the exception of:*

- a. *Overhead electric service lines currently serving the street lights on the west side of Oberlin Road where immediately adjacent to the subject property shall be placed underground.*
- b. *Overhead utility lines currently located in the Stafford Avenue right-of-way where immediately adjacent to the subject properties shall be relocated and/or placed underground.*
- c. *Proposed service lines from the right of way to new buildings shall be located underground in accord with City of Raleigh code standards.*

#### 7. Maintenance:

*It shall be the responsibility of the property owner adjoining the streetscape right of way to maintain street tree plantings, furnishings and sidewalks. The maintenance shall include reasonable monitoring and collection of trash and other refuse at least three times per week.*

#### 8. Signs:

*It is anticipated that there will be no private streets in this development, and therefore all regulated signage shall be in compliance with the City of Raleigh Sign Ordinance.*

*Signage: The design and location of sign(s) shall be in keeping with the goals of the Wade/Oberlin Small Area Plan stated above. Signs shall reflect that this streetscape plan is scaled to the pedestrian, and also be compatible with the architectural character of the building(s).*

*The following signage types are encouraged and allowed in this district:*

- *Awning Signs*

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- *Window Stencil Signs*
- *Wall Signs \**
- *Paddle Signs\*\**

*Permanent ground signs shall not be allowed, however temporary ground signs and ground-mounted directional/directory signs shall be allowed in accord with City of Raleigh code standards.*

*\* Wall signs that are internally illuminated shall light only text and graphics, with the remainder of the sign face to be an opaque background.*

*\*\*Paddle signs shall maintain a minimum clear height of 9'-0" above finish grade.*

## *9. Parking:*

*Parking shall be located in accord with the following policies:*

- a. No parking shall be allowed between the principal building(s) and the public right-of-way.*
- b. If visible from adjoining properties and/or public right of way, structured parking (parking deck) shall be clad in building materials similar and compatible to the principal building(s) located on the property.*
- c. Vertical openings in the parking structure visible from public right of way shall have a translucent screen or other screening device so that no less than 50% of the opening is covered. Vehicular and pedestrian entrances and the top level of the deck shall not be screened.*
- d. Except for entrances, no parking structure shall be located closer than twenty feet (20') of a perimeter public-face wall (not to include interior and/or courtyard walls).*

## *10. Parking Reduction:*

*Parking reduction from code standards shall only be allowed upon:*

- a. Submittal of a parking reduction report prepared by a Professional Traffic Engineer.*
- b. Approval of the report's findings and recommendations by the City of Raleigh.*

## *11. Sidewalk Width:*

*Unless approved otherwise by the City of Raleigh Planning Commission, the following sidewalk widths shall be provided:*

- a. Oberlin Road: Sixteen Feet (16') for the entire frontage in the streetscape plan. The travel width of the sidewalk can be reduced to accommodate encroachment by street trees and street furnishings subject to City of Raleigh approvals at time of site plan approval.*
- b. Clark Avenue: Fourteen Feet (14') zone for a portion of the frontage starting at Oberlin and extending westward to a line established by the projection of the western side of the Enterprise Street right-of-way where urban form is desired and specified. Within the sidewalk zone, the travel width can be reduced for street furnishings at time of Site Plan Approval. There is a need to transition from wider sidewalks associated with more active pedestrian areas (urban form) to more typical sidewalk widths of four and five feet that exist in the area, known as the "transition area." Therefore, beyond the line established by the projection of the western right of way boundary for Enterprise Street, the remainder of the Clark Avenue sidewalk extending westward toward Chamberlain Street shall be no less than six feet (6') in width and no greater than eight feet (8') in width*

- subject to determination at time of site plan approval. Within the portion of the streetscape plan with 16' sidewalk, encroachments for plantings and other features may be allowed.

- c. Stafford Avenue: Fourteen Feet (14') for a portion of the frontage starting at Oberlin Road and that shall extend westward to either the first driveway serving the property on Stafford Street, or if no driveway in proximity, for a distance of no less than two-hundred feet (200'). Within the portion of the streetscape plan with 14' sidewalk, encroachments for street furnishings may be allowed, so long as no portion of the pedestrian path is no less than six feet (6') in width and no greater than eight feet (8') in width - subject to determination at time of site plan approval. Within the transition area of the sidewalk zone, a traditional tree lawn can be utilized in lieu of tree pits/grates. The tree lawn shall be vegetated with grass or groundcover and be now less than four feet (4') in width. The use of tree lawn is subject to determination at time of site plan approval.

## 12. Maximum Building Height:

Maximum Building height shall be in accord with Exhibit titled "Building Setbacks / Heights" within this document (see page 15 of this document).

Maximum height shall be measured in accord with City of Raleigh Code Section 10-2075. Maximum height measurement at building roof shall be in accord with City of Raleigh code definition, but shall never include parapet walls and mechanical features including but not limited to HVAC equipment/screens, chimneys, vents and elevator enclosures.

## 13. Building Facades and Materials:

### Building Facades:

Facades visible from a public right of way or adjoining properties shall reinforce the goals of being pedestrian-oriented and creating a main street character for Oberlin Road. A mixture of the following elements shall be utilized:

- Building entrances principally oriented toward the public rights of way.
- Building facades with no more than twenty-five linear feet (25 LF) linear feet of feature-less exterior walls facing the right of way. However limited exceptions to this requirement for required life-safety building code standards shall be allowed upon approval of the Director of the City of Raleigh Urban Design Center.
- Building fenestration shall provide for reasonable views both from within and into the building and where appropriate to the building use.
- Building facades fronting on retail use(s) shall employ visual transparency.
- Building facades fronting on retail uses shall employ architectural features including, but not limited to: canopies, awnings, lighting features, and other similar treatments to reveal the intended use of the space.

### Building Materials:

New building facades shall be composed of durable materials in keeping with surrounding buildings, specifically to be compatible with the adjacent Cameron Village Streetscape.

## 401 OBERLIN STREETSCAPE & PARKING PLAN

*The following building siding materials for the Oberlin Road Streetscape Plan shall include the following:*

- *Concrete and/or clay brick masonry*
- *Cementitious Stucco*
- *Cementitious Siding, including lap and panel products*
- *Native and manufactured stone*
- *Pre-Cast Concrete*

*The following building siding materials shall be prohibited:*

- *Vinyl Siding*
- *Fiber Board Siding*
- *Pressure-Treated Wood*
- *Synthetic Stucco (EIFS); however EIFS shall be allowed for trim applications such as a roof cornice*

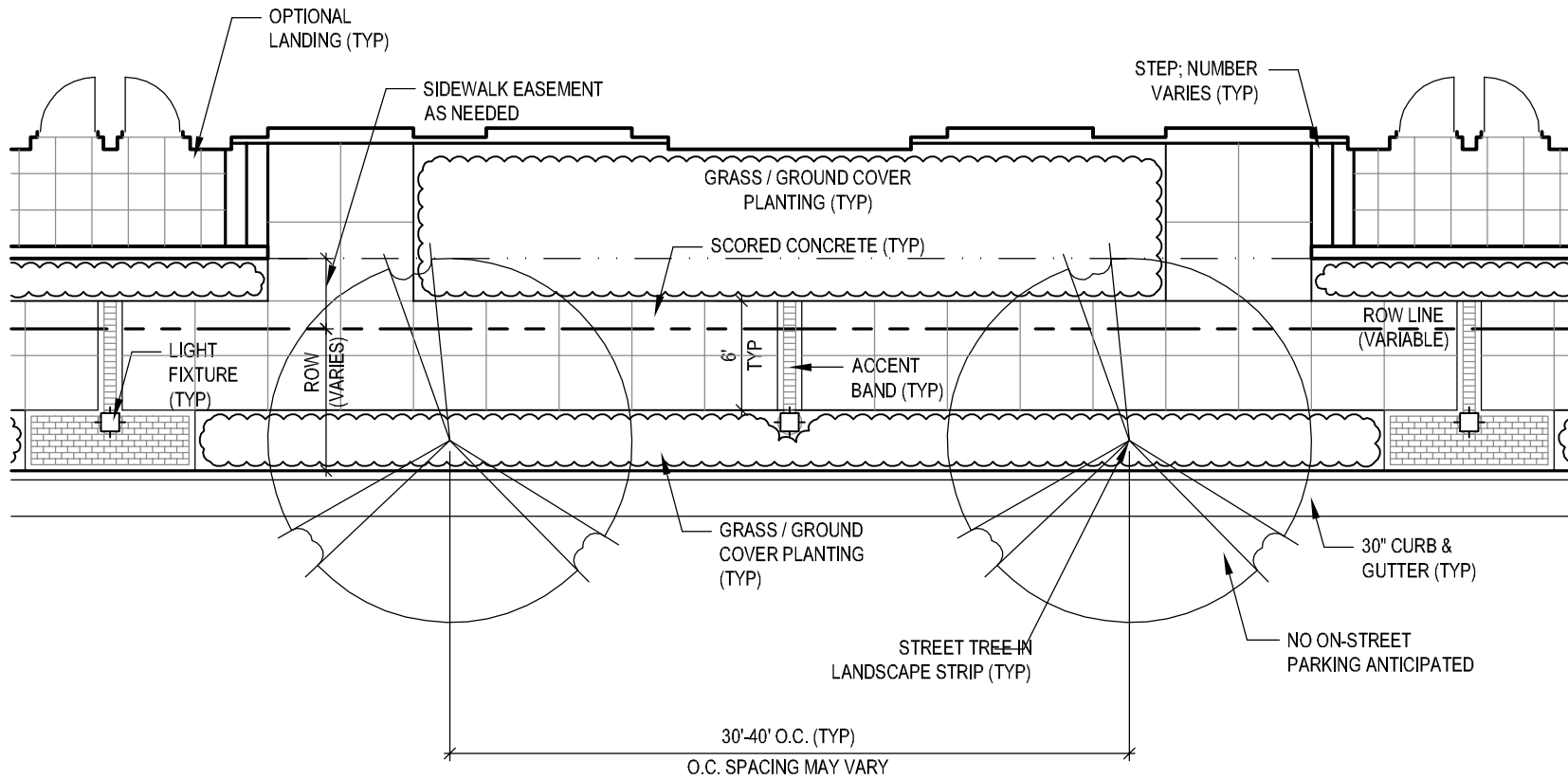
*Incidental building materials and assorted trim elements composed of glass, wood, metal, aluminum storefront, and similar systems shall be allowed.*

*At minimum, the majority of siding materials (no less than 51%) of ground floor level of building facades (including parking structures where visible from right-of-way or neighboring properties) shall be clad with masonry and/or traditional cement-based stucco.*

*At minimum, provide no less than 35% unit concrete or clay brick masonry on the public face of all building elevations (exclusive of fenestration) where adjoining rights-of-way, Pappas Tract, and Walton Tract, but not to include interior courtyard elevations.*

*For any 5-story building (exclusive of fenestration), no less than 50% of building siding materials shall be masonry, including concrete and/or brick masonry, cementitious stucco, native and manufactured stone, and pre-cast concrete.*

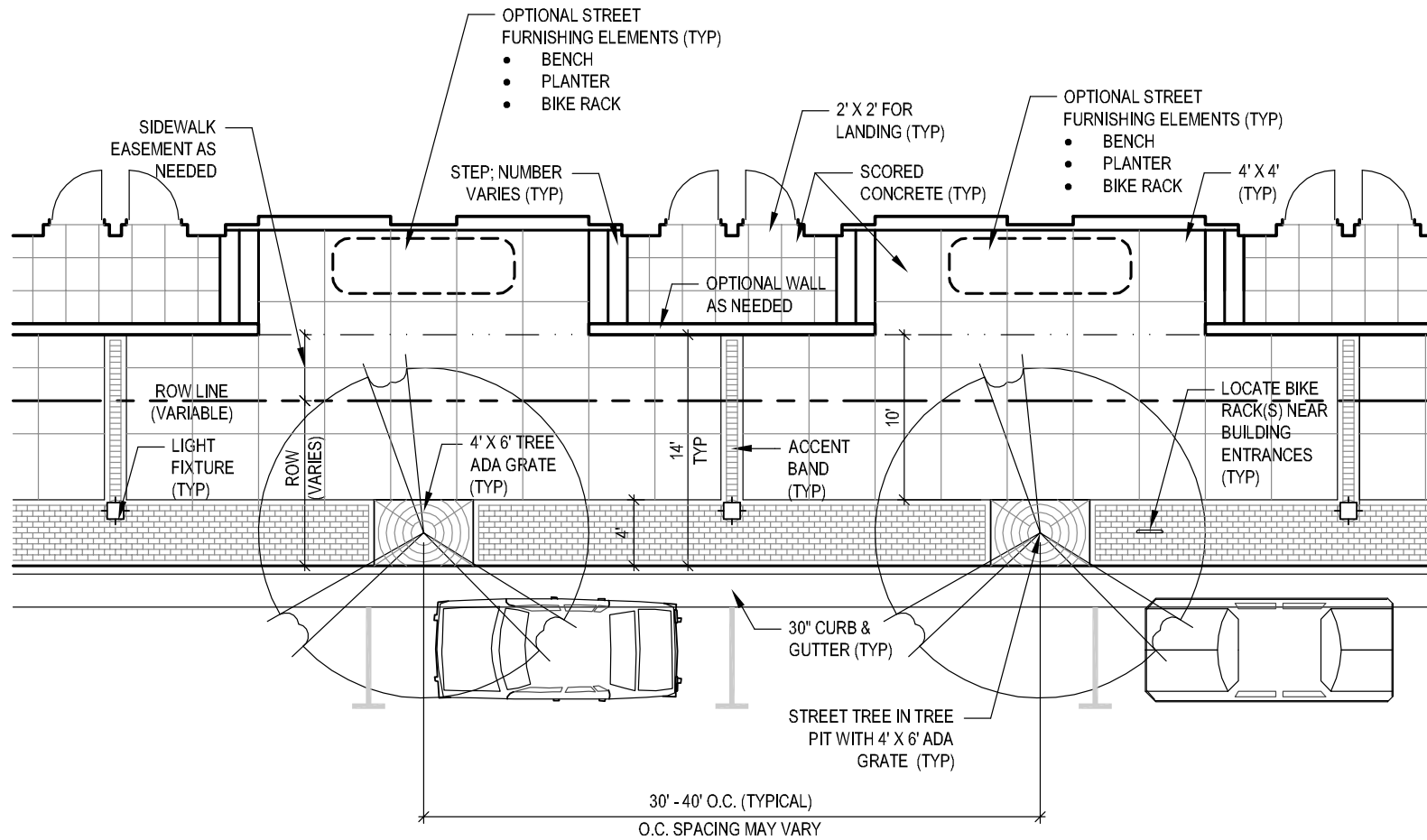
# 401 OBERLIN STREETSCAPE & PARKING PLAN



TYPICAL CLARK AND STAFFORD AVENUES STREETSCAPE PLAN

TRANSITION FORM  
N.T.S.

# 401 OBERLIN STREETSCAPE & PARKING PLAN

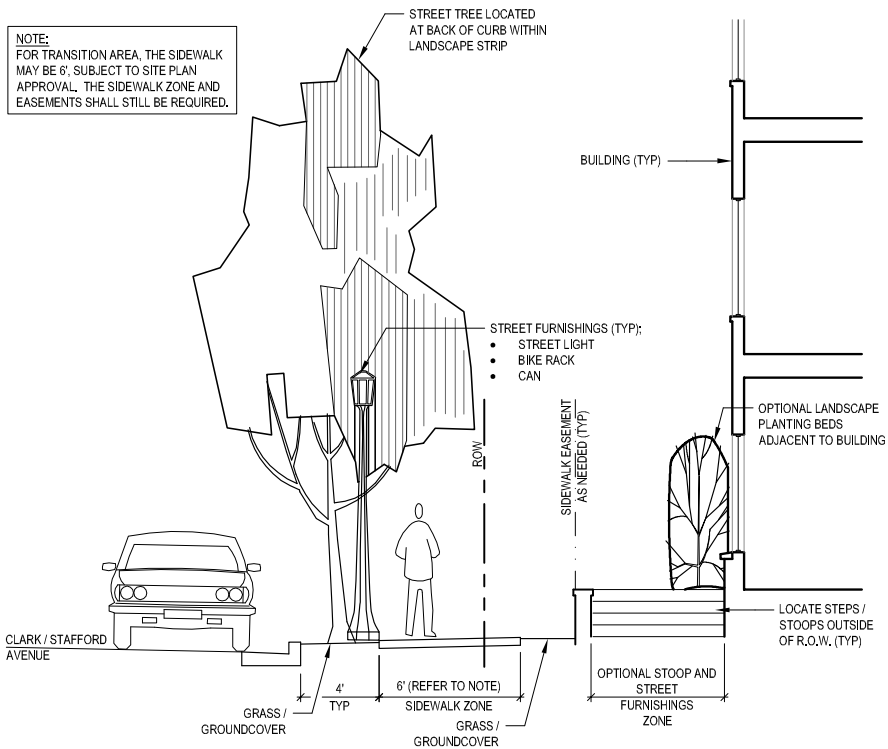


TYPICAL CLARK AND STAFFORD AVENUES STREETSCAPE PLAN

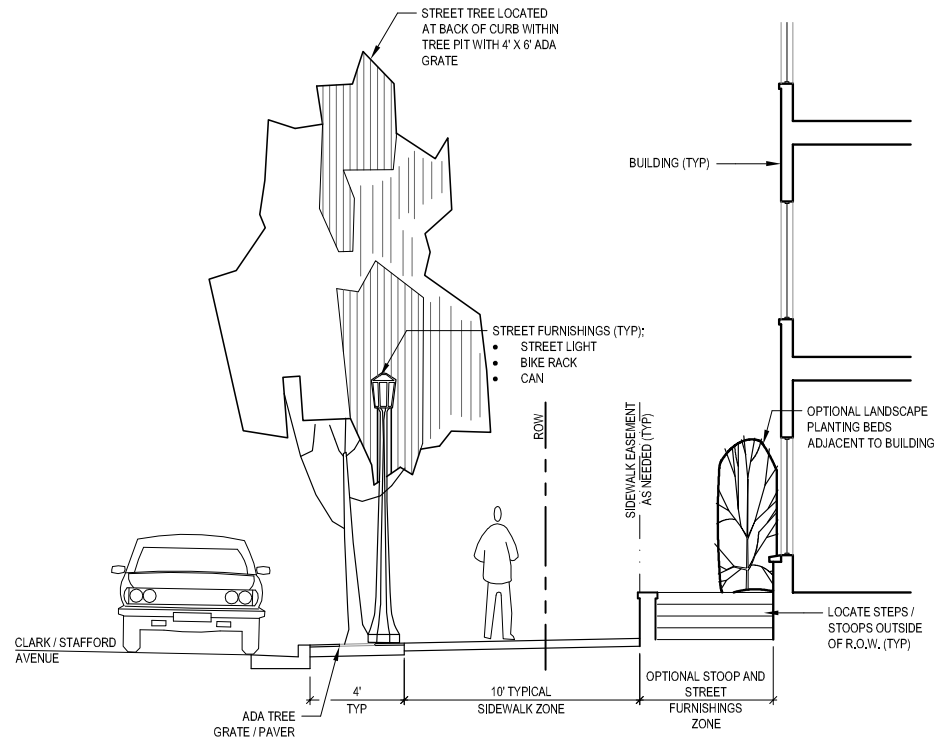
URBAN FORM  
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# 401 OBERLIN STREETScape & PARKING PLAN

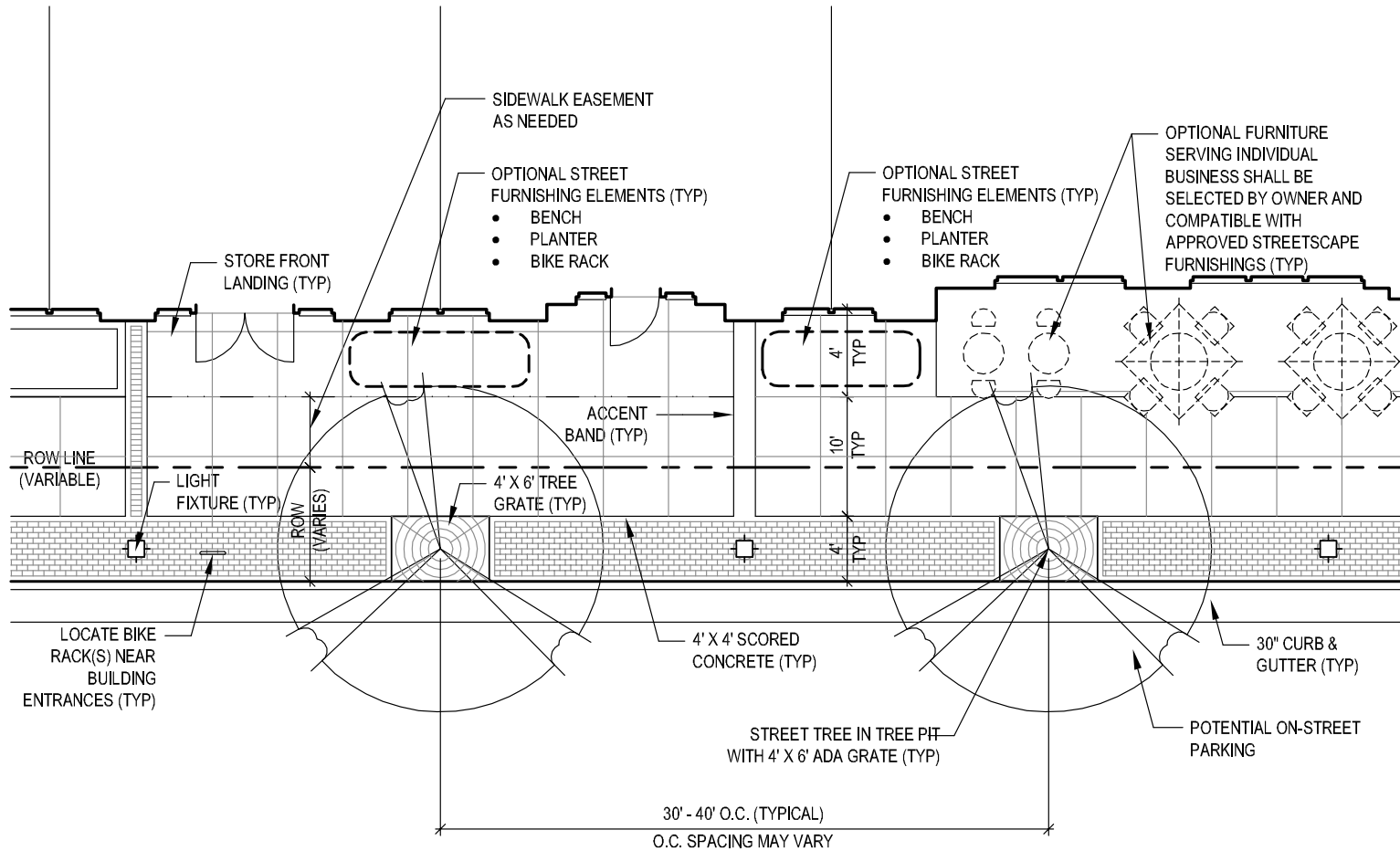


TYPICAL CLARK AND STAFFORD AVENUES STREETScape SECTION  
TRANSITION FORM  
N.T.S.



TYPICAL CLARK AND STAFFORD AVENUES STREETScape SECTION  
URBAN FORM  
N.T.S.

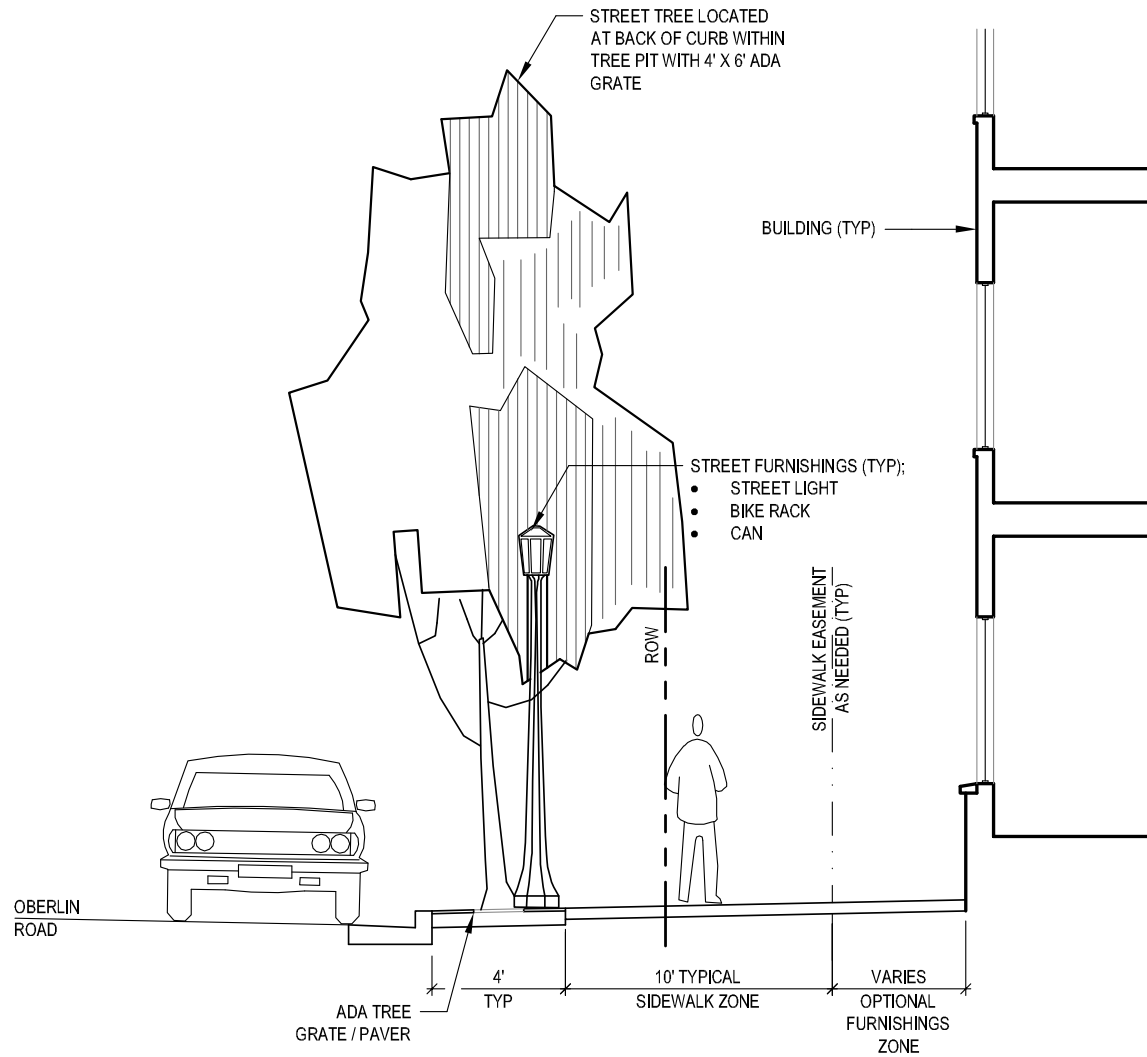
# 401 OBERLIN STREETSCAPE & PARKING PLAN



TYPICAL OBERLIN ROAD STREETSCAPE PLAN

URBAN FORM  
N.T.S.

# 401 OBERLIN STREETSCAPE & PARKING PLAN

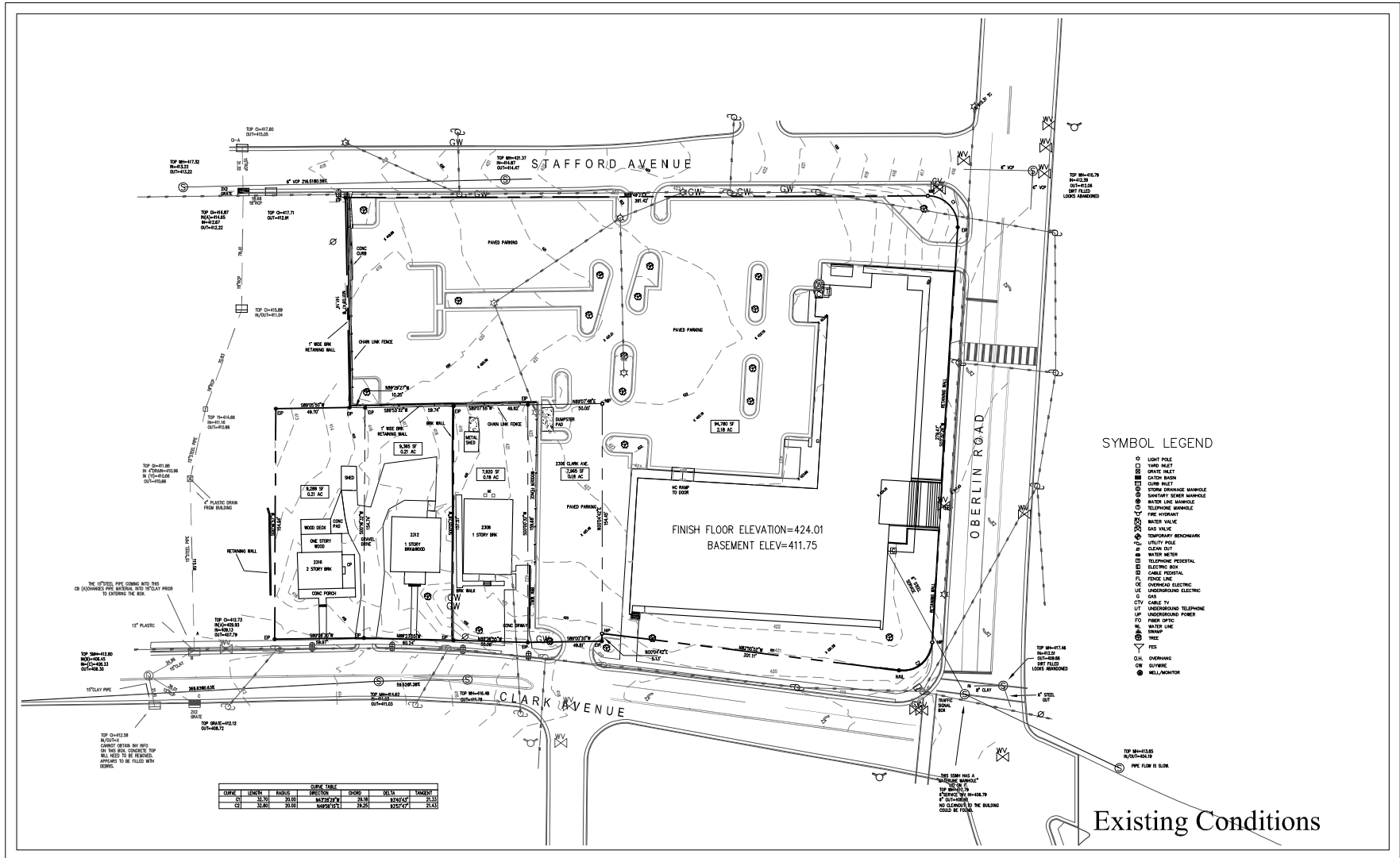


TYPICAL OBERLIN ROAD STREETSCAPE SECTION

URBAN FORM

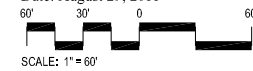
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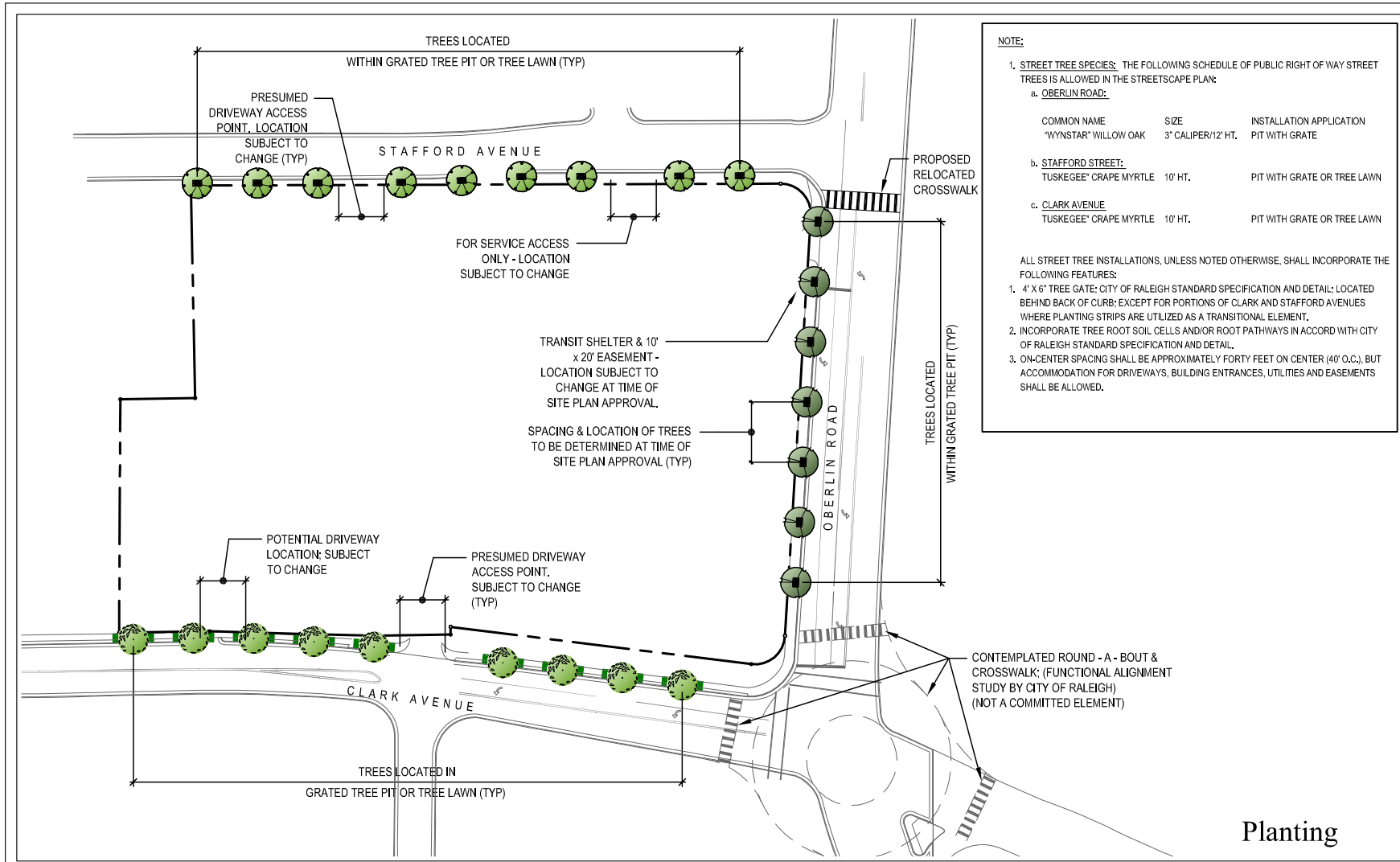


401 Oberlin Streetscape  
The Taft Family Trust  
Raleigh, North Carolina

Date: August 29, 2011



# 401 OBERLIN STREETSCAPE & PARKING PLAN

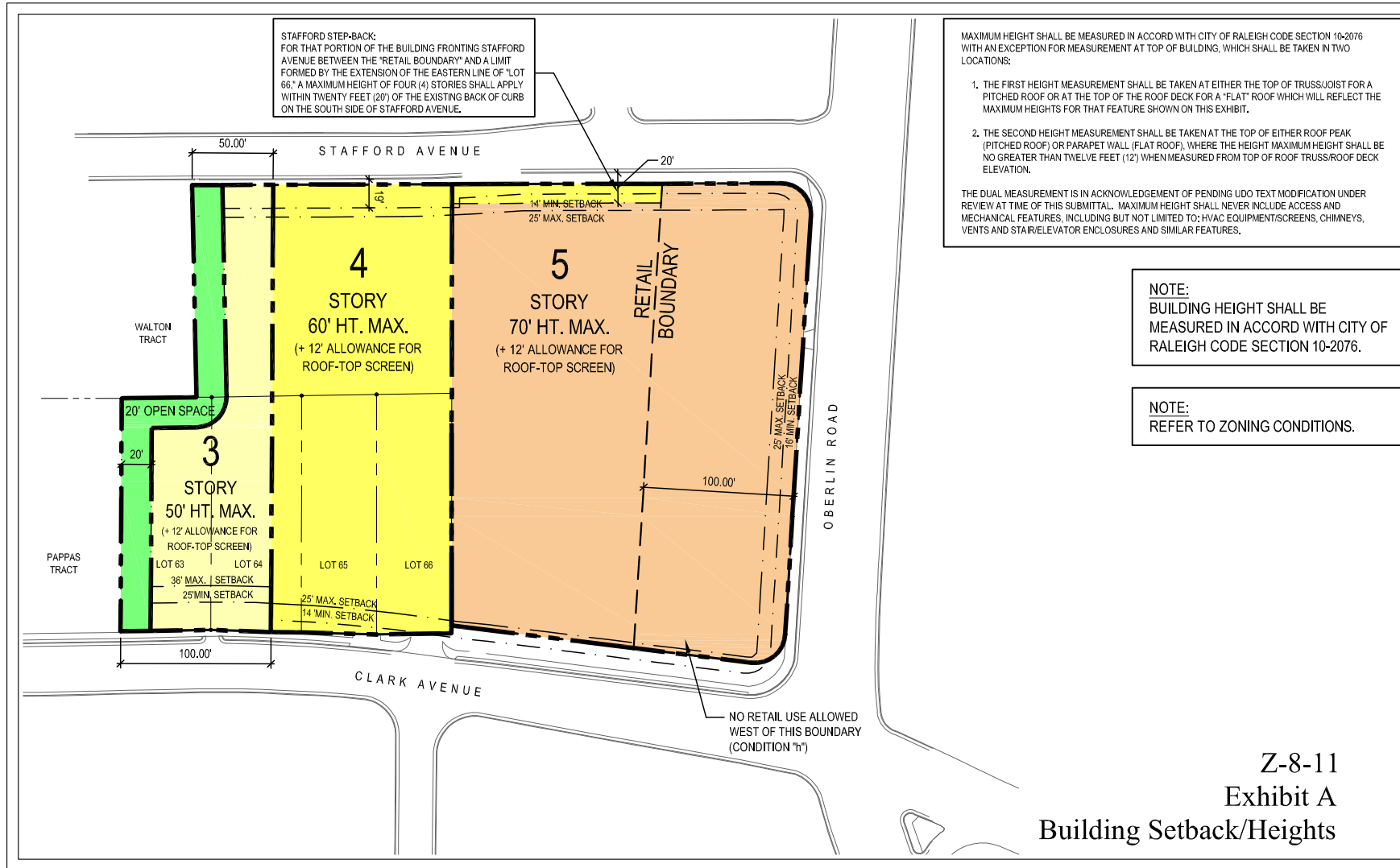


**401 Oberlin Streetscape**  
The Taft Family Trust  
Raleigh, North Carolina

Date: October 18, 2011

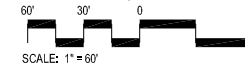


# 401 OBERLIN STREETSCAPE & PARKING PLAN

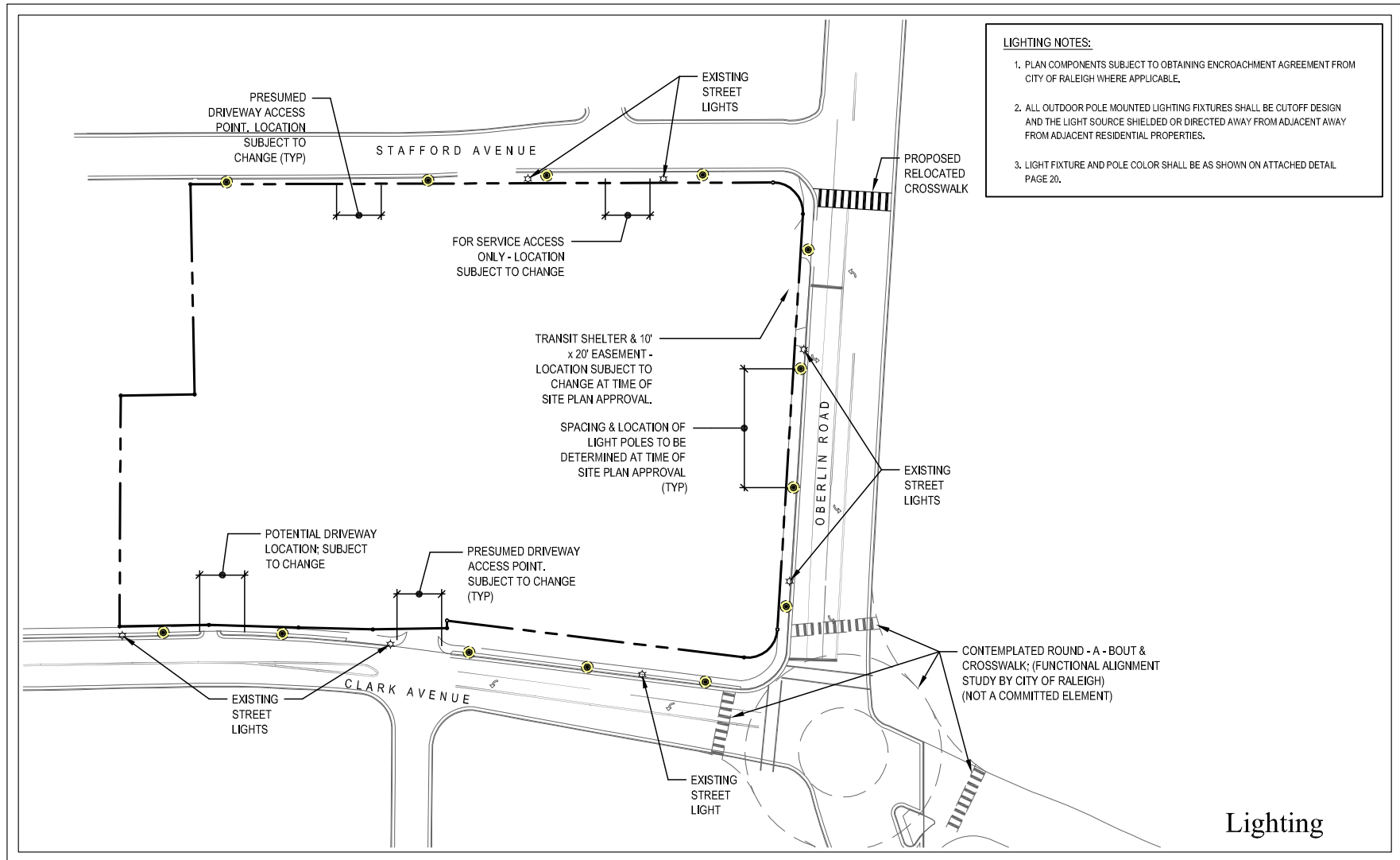


**401 Oberlin Streetscape**  
The Taft Family Trust  
Raleigh, North Carolina

Date: October 19, 2011



# 401 OBERLIN STREETScape & PARKING PLAN

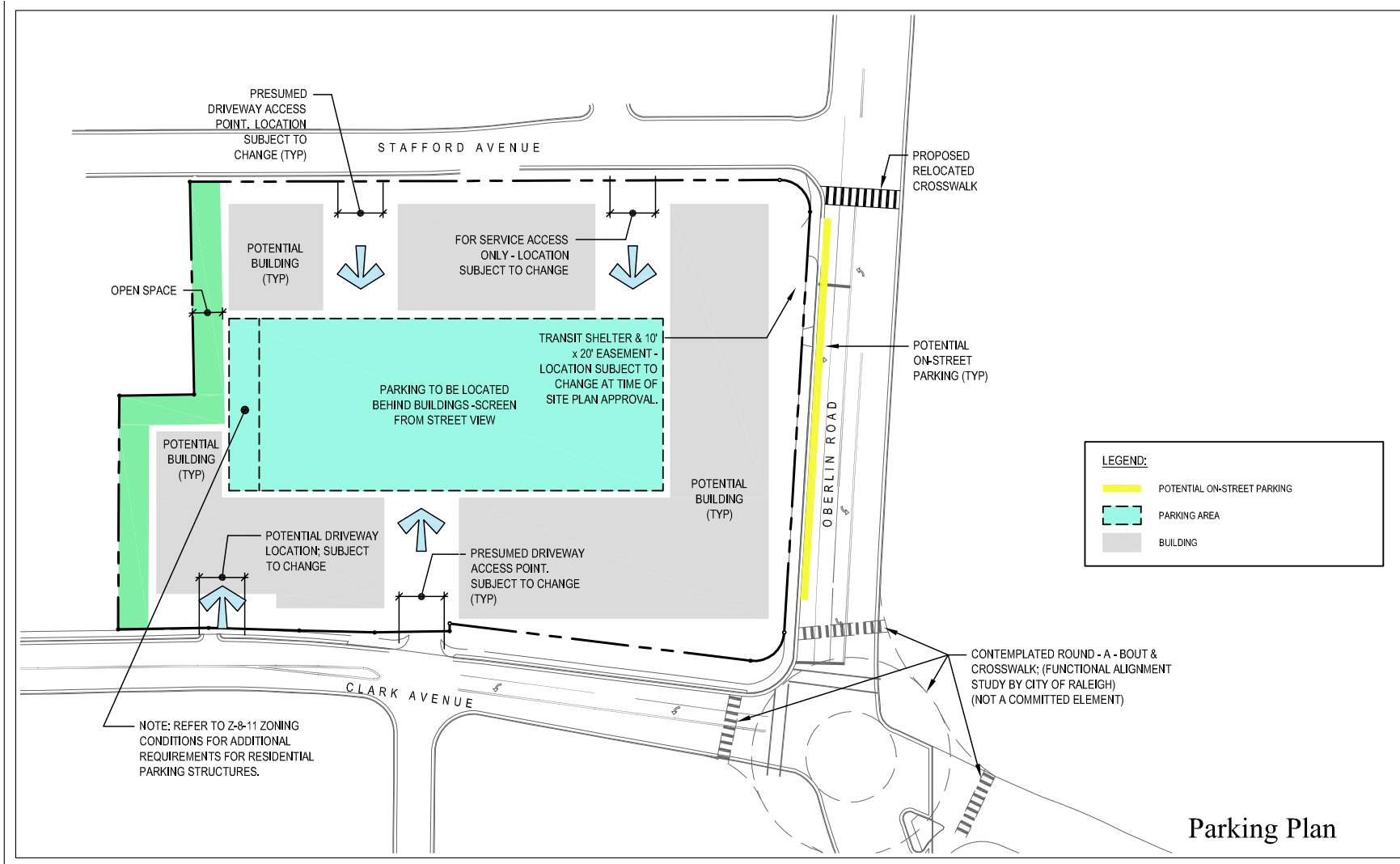


**401 Oberlin Streetscape**  
The Taft Family Trust  
Raleigh, North Carolina

Date: October 18, 2011  
60' 30' 0' 60'  
SCALE: 1" = 60'



# 401 OBERLIN STREETScape & PARKING PLAN



Parking Plan



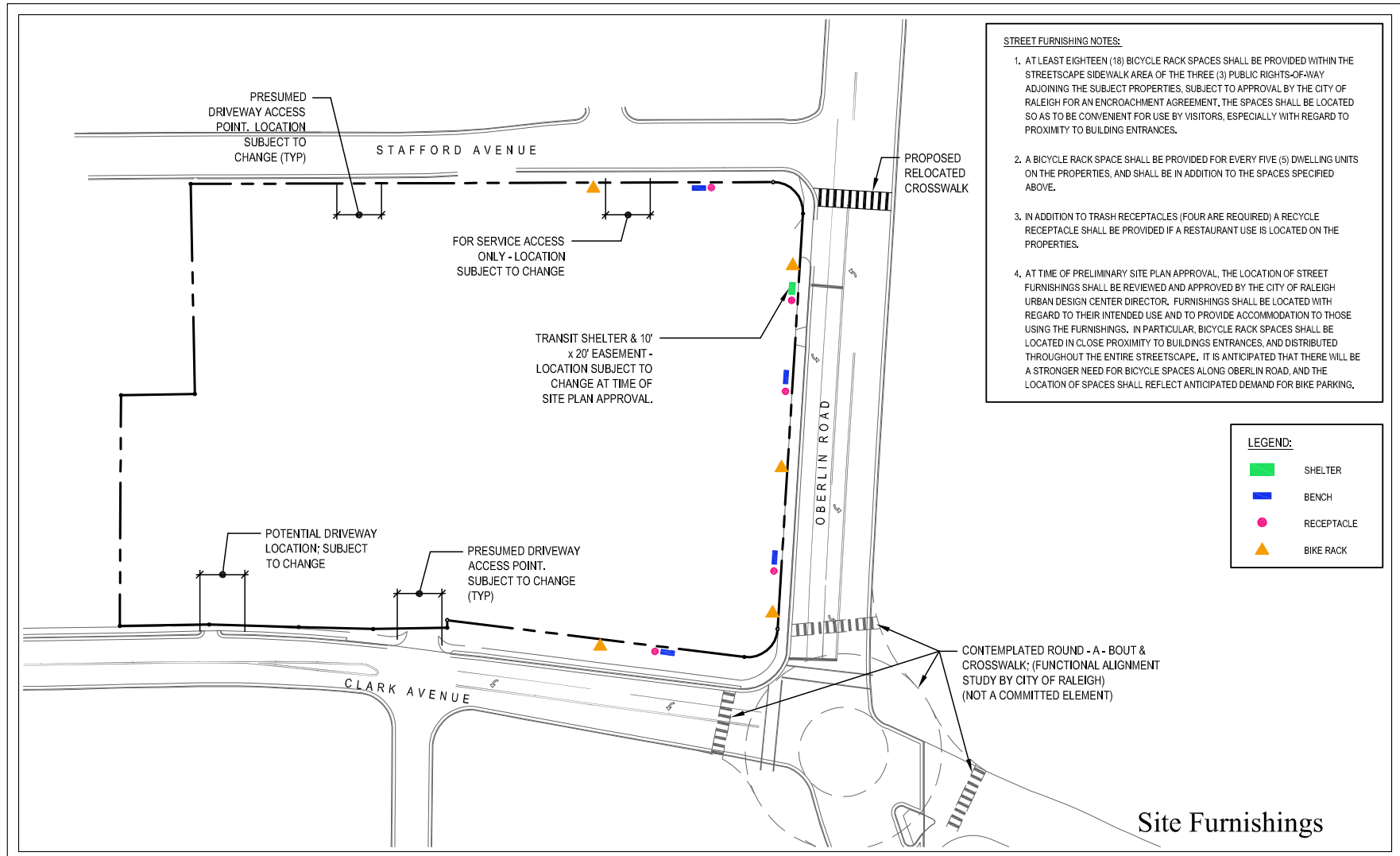
**401 Oberlin Streetscape**  
 The Taft Family Trust  
 Raleigh, North Carolina

Date: October 18, 2011  
 60' 30' 0' 60'  
 SCALE: 1" = 60'

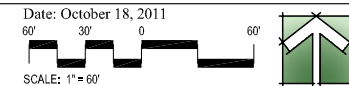
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# 401 OBERLIN STREETSCAPE & PARKING PLAN



**401 Oberlin Streetscape**  
 The Taft Family Trust  
 Raleigh, North Carolina





"IRONSITES SERIES: SD-42" (VICTOR STANLEY CO.)



R-8811 BOULEVARD COLLECTION TREE GRATE  
BY NEENAH FOUNDRY (PHONE: 800-558-5075)

NOTES (FROM CITY OF RALEIGH):

1. GRATE DESIGN SHALL BE ADA COMPLIANT
2. DUCTILE IRON SHALL COMPLY WITH ASTM A536 DI 80-55-06
3. GENERAL PATTERN DESIGN SHALL BE AS SHOWN. UPON REVIEW AND APPROVAL BY CITY OF RALEIGH, PATTERNS CAN BE MODIFIED TO INCORPORATE CUSTOM LOGOS AND ARTWORK.

# 401 OBERLIN STREETSCAPE & PARKING PLAN DETAILS



5 LOOP HEAVY DUTY CHALLENGER (MADRAX)  
(NOT TO BE LOCATED WITHIN STREET RIGHT-OF-WAY)

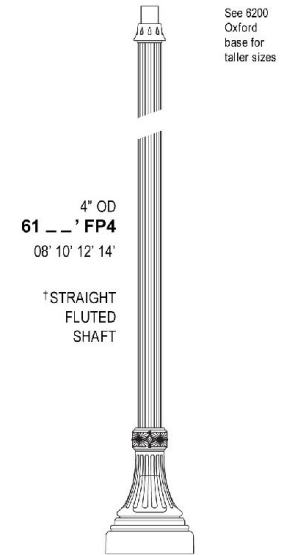


"U" 2-SPACE RACK U-158-SF-G (MADRAX)  
(LOCATE WITHIN STREET RIGHT-OF-WAY)

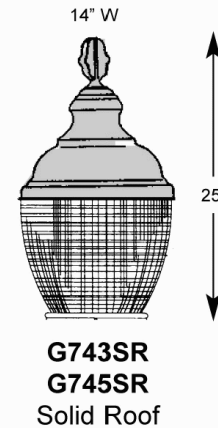


"CLASSIC SERIES VC-12"  
(VICTOR STANLEY CO.)

15" Diameter Base x 21" High



"DOVER 6100-T4" (STERNBERG  
VINTAGE LIGHTING)



"HOME TOWN G-743"  
(STERNBERG VINTAGE LIGHTING)

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401 Oberlin Streetscape  
The Taft Family Trust  
Raleigh, North Carolina

Date: August 29, 2011

# 401 OBERLIN STREETScape & PARKING PLAN

## ACKNOWLEDGMENTS

OWNERS: THE TAFT FAMILY TRUST / 401 OBERLIN ROAD, LLC / OBERLIN ROAD INVESTMENTS II, LLC

DEVELOPMENT ADVISOR: THE STODDARD GROUP

ANNE E. STODDARD, PRINCIPAL

ARCHITECT/LANDSCAPE ARCHITECT: JDAVIS ARCHITECTS, PLLC

WILLIAM D. EGAN, AIA, LEED<sup>®</sup> AP

DAVID BROWN, ASLA, LEED<sup>®</sup> AP

CIVIL ENGINEER / SURVEYOR: PRIST, CRAVEN & ASSOCIATES, INC.

TOMMY CRAVEN, PE

BRADLEY BOWLING, PE

GREG JONES, RLS

TRAFFIC ENGINEER: GREENE TRANSPORTATION SOLUTIONS, PC

CHRISTA GREENE, PE

ATTORNEY: THOMAS C. WORTH, JR., ATTORNEY-AT-LAW

**Section 2.** That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

**Section 3.** If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

**Section 4.** That this ordinance shall become effective upon the date of adoption.

**Adopted: November 1, 2011                      Effective: November 1, 2011**

**Distribution: Planning Department (3)  
City Attorney  
Inspections Department (5)  
Jackie Taylor**