Morrisville Planning and Zoning Board

Planning and Zoning Board Meeting
December 14, 2023, 6:30 PM

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Adoption of Agenda**

4. **Approval of Minutes**

   4.a Approval of November 9, 2023 PZB Meeting Minutes
   2023.11.9 PZB Meeting Minutes.pdf

5. **Presentations**

6. **Public Comment**

7. **Old Business with Public Comment**

   7.a Proposed Major Amendment to the Park West Village Mixed-Use Planned Development District (REZ 22-0012)
   Thomas Lloyd, Planner II
   2023-312-0 BS Proposed Major Amendment to the PWV MUPD
   2023-312-0 Ordinance with Exhibits A, B, and C THIS ITEM HAS BEEN UPDATED
   2023-312-0 ATTH 01 Maps
   2023-312-0 ATTH 02 Application
   2023-312-0 REZ Park West Village MUPD Mod Presentation

8. **New Business with Public Comment**

   8.a Proposed Master Sign Plan for the Spark development located at 4877 McCrimmon Parkway (MSP-23-0003)
   Eliot Ward, Planning Manager
   2023-453-0 BS - Spark Master Sign Plan.pdf
   2023-453-0 ORD - Spark Master Sign Plan.pdf
   2023-453-0 ATTH 01 - Spark Master Sign Plan - Aerial Map.pdf
   2023-453-0 ATTH 02 - Spark Master Sign Plan - Application Packet

2023-453-0 ATTH 03 - Spark Master Sign Plan - UDO Standards.pdf
2023-453-0 - Spark Master Sign Plan - Presentation.pdf

9. Staff Comments

9.a November 2023 Planning Newsletter
November 2023 Planning Newsletter.pdf

10. Board Comments

11. Upcoming Events

12. Adjournment Thank you for attending the Planning and Zoning Board Meeting tonight. We hope you will join us again soon.

Planning and Zoning Board Agenda Item Report

Agenda Item No. 4.a
Submitted by: Brooke Dodson
Submitting Department Planning
Meeting Date: December 14, 2023

SUBJECT
Approval of November 9, 2023 PZB Meeting Minutes

Recommendation:
Approval

Updates/History of Briefing:
N/A

Executive Summary and Background Information:
N/A

Advisory Board/Committee Review:
Planning and Zoning Board

Insert Date of Advisory Board/Committee Review:
2023-11-09

Advisory Board/Committee Recommendation and/or Vote:
N/A

Potential Options:
N/A

Staff Recommendation:
None

ATTACHMENTS
- 2023.11.9 PZB Meeting Minutes.pdf

Planning and Zoning Board
November 9, 2023, 6:30 p.m.

NOTE: Minutes are summaries only, reflecting committee action and main points of discussion. For the meeting agenda, presentations, and other related agenda materials, click here.

1. **Call to Order**
Chairman Lee Langston called the meeting to order at 6:29 p.m.

Members Present
Chairman Lee Langston
Vice Chairman Kenneth Sack
Member Chris Robuck
Member Tim Toterhi
Alternate Member Rick Bain

Members Absent
None

Staff Present
Brandon Zuidema, Town Manager
Giselle Rodriguez–Villanueva, Deputy Town Manager
Jeffery Brown, Assistant Town Manager
Nathan Lozinsky, Fire Chief
Michele Stegall, Planning Director
Eliot Ward, Planning Manager
Thomas Lloyd, Planner II
Josh Michael, Planner II
Mae Golden, Planner I
Brooke Dodson, Planning & Zoning Board Secretary

2. **Pledge of Allegiance**

3. **Adoption of the November Agenda**
Motion: *Vice Chairman Sack* made a motion to approve the agenda as submitted.
Second: *Member Toterhi* seconded the motion.
Vote: Unanimous

4. **Work Session**
4.a Joint Town Council / Planning and Zoning Board Discussion

Chairman Langston began the work session at 6:31 p.m. Also present were Mayor Cawley, Mayor Pro Tem Johnson, Council Member Rao and Council Member Scroggins-Johnson.

The purpose of the joint work session was for Town Council and the Planning Zoning Board to have an open forum. *Mayor Pro Tem Johnson* began the work session by stating that the work the Planning and Zoning Board does is important, and that Town Council appreciates the Board's service. *Mayor Pro Tem Johnson* asked the Board if there were any topics or concerns that they would like to discuss with Council. *Alternate Member Bain* stated that one of his primary concerns is the impact that new development is having on traffic and safety. *Member Toterhi* agreed stating that he has concerns with the impact that new development is having on schools and infrastructure and would like direction on how to address those concerns in a meaningful way for residents. *Vice Chairman Sack* agreed and stated that he would like to see more engagement from the residents in meetings. *Vice Chairman Sack* stated that Board members represent the community and should be asking questions to ensure that new development benefits the Town and its residents. *Chairman Langston* stated that he would like to have additional work sessions with Council to get direction as to what questions they should be asking. *Chairman Langston* continued stating that he would also like to see more engagement from the public during meetings. *Member Robuck* stated that she is happy with the strategic planning process and feels confident using the data that the Planning team presents to make decisions that are in the best interest of the residents. *Mayor Pro Tem Johnson* stated that public engagement is also important to Town Council and that she believes that the more public input the better. *Mayor Pro Tem Johnson* hopes to have more public engagement at future meetings and stated that Council is working with the Communications Department to promote public engagement. *Council Member Rao* thanked the Board for their service and stated that he believes more collaboration with the Board would be beneficial to decide what type of new development is needed in the Town. *Council Member Rao* stated that he believes if types of new development were determined before the Planning Zoning Board review process it could save time and money for staff and developers. *Chairman Langston* stated amending the UDO would be the way to enforce development standards. *Mayor Cawley* stated that he would like the Board to create a priority list to be used as a tool to guide development decisions. *Mayor Cawley* stated that staff has done a great job of encouraging developers to bring affordable housing options to the Town. *Mayor Cawley* stated that he appreciates the different perspectives that the Board brings to development review and would like the Board to state what values and interests are informing their decisions. *Mayor Cawley* stated that he believes that the current Town Council has allowed more development by-right than during the last land use plan update. *Mayor Cawley* continued stating that Council made it clear to residents that their concerns about overburdening the infrastructure were considered when planning McCrimmon Corridor, TOD and Town Center and it was determined that an increase in density is acceptable for these areas. *Council Member Scroggins-Johnson* stated that she believes communication can be improved to better understand the values and beliefs of the Town and would like to see more interaction between Council, the Board and public. *Vice Chairman Sack* stated that he would like general guidance from Town

Council about their vision for the development of the Town. *Mayor Pro Tem Johnson* stated that she likes all the different opinions that each member offers and believes that guidance from Council would stifle the Board's views. *Council Member Scroggins-Johnson* stated she reads the PZB meeting minutes and loves the comments because it gives her insight into the Board's perspective and values and helps her understand how decisions are made. *Council Member Scroggins-Johnson* stated that the Board is well informed, and she appreciates the recommendations with conditions.

Mayor Pro Tem Johnson suggested that the Board plan a retreat like Town Council's retreat to better understand each member's perspective. *Council Member Rao* reminded the Board to view their relationship with the Board as a partnership and continue to be creative and innovative with their ideas. *Mayor Cawley* stated that he liked the idea of a PZB retreat and suggested joint meetings with other committees. *Mayor Pro Tem Johnson* thanked the Board for their service.

5. **Approval of October 10th, 2023, PZB Minutes**
   Motion: *Member Robuck* made a motion to approve the October 12, 2023, minutes as submitted.
   Second: *Vice Chairman Sack* seconded the motion.
   Vote: Unanimous

6. **Presentations**
   There were no presentations.

7. **Public Comment**
   Resident Susan Nguyen of 1216 Forest Willow Lane stated that she has concerns about the increasing population living in apartments. *Ms. Nguyen* stated that there is an issue with overcrowded schools in the area and urged the Board to consider the current residents when planning for future development. *Ms. Nguyen* shared comments from others which expressed similar sentiments regarding the Town's seeming support of developers in opposition to the public view.

   Resident Sourabh Prasad imparted that traffic issues related to Town Hall Dr. being used as a bypass is a concern and that traffic flows at a high rate of speed with Town Center could exacerbate the issue. *Mr. Prasad* echoed comments left previously that there are concerns that the proposed residential units will create more traffic and overcrowding in the area. *Mr. Prasad* asked that it be recorded in the minutes that multiple requests have been made to install speed bumps along Carolina Street as he fears that someone will be hit by speeding traffic. *Mr. Prasad* stated that *Capital Project's Manager Kitty Thomas* had responded to last meetings concerns. *Mr. Prasad* was told the issue must be brought up by HOA; however, residents want an expedited process and to take urgent action. *Chairman Lee Langston* responded that the matter be brought, more appropriately, to the Town Manager and Town Council.

7. **Old Business with Public Comment**
   7.a Town Center Phase I Main Street Planned Development Rezoning

Planning Director Stegall provided an update to the proposed Town Center Phase I Main Street Planned Development that was presented by *Planning Manager Lawson* at the October 12th, 2023 meeting.

Planning Director Stegall stated that, in response to a question proposed at the October 12, 2023 meeting, the total number of units for the Broadside Trailside multifamily development is 263 units.

Planning Director Stegall stated that an additional condition has been added to the application, clarifying that the previously approved Alternative Equivalent Compliance (AEC 18-01) for the Morrisville Community Library will continue to stand.

Member Toterhi asked if the Town Center construction would impact access for fire trucks to Fire Station One. *Fire Chief Lozinsky* explained that the access to Fire Station One had been evaluated, and it was determined that there would be no concern with the Town Center development.

Planning Director Stegall stated that no traffic lights were planned for Phase I and were not recommended by the transportation impact analysis.

Member Robuck asked if a dog relief area was planned for the Town Center proposal. *Planning Director Stegall* responded that the application is still at the rezoning stage and further details will be determined during site plan review.

Public Comment remained open from the October 12, 2023 meeting.

There were no comments.

Chairman Langston closed the Public Comment at 7:49 p.m.

MOTION: *Member Robuck* made a motion to recommend approval of the requested Main Street Planned Development (MSPD) zoning district for Town Center with the conditions proposed, and she finds that the zoning map amendment is reasonable and consistent with the Town of Morrisville Comprehensive Plan for the following reasons:

a) The requested Zoning Map Amendment initiates the implementation of the Town Center Subarea Plan as established by the adopted 2021 Land Use Plan.
b) The requested Zoning Map Amendment matches the 2021 Land Use Plan use designation of Town Center and will allow for a vibrant mix of uses near Morrisville's historic crossroads that create a destination and focal point for the community as called for by the plan.
c) The requested Zoning Map Amendment implements the 2021 Land Use Plan key action item 24, incorporating a central, public gathering space into future Town Center development.

SECOND: The motion was seconded by *Member Sack*.
VOTE: Unanimous.

8. New Business with Public Comment
Proposed Major Amendment to the Park West Village Mixed-Use Planned Development District (REZ 22-0012)

Planner Lloyd provided an overview of the proposed major amendment to the Park West Village Mixed-Use Planned Development District. *Planner Lloyd* stated that the property would continue to be zoned as Mixed Use Planned Development (MUPD) but that the proposed amendment would allow for the existing movie theater and two commercial buildings to be demolished allowing for 312 multifamily dwelling units, 27,700 sf of retail, 21,000 sf of office space and a redesigned outdoor plaza. *Planner Lloyd* continued stating that 22 of the units would be designated as affordable housing. *Planner Lloyd* stated that staff recommended approval of the planned development modification for the following reasons:

a) The requested PD Modification is consistent with the Future Land Use Plan. The Future Land Use Map shows this area as Regional Activity Center, which lists preferred uses including office, retail, shopping centers, restaurants, lodging and hospitality, mixed-use development, and multi-family residential. The proposed Planned Development Modification provides a balance and integrated mix of these uses within the MUPD.

b) The requested Planned Development Modification encourages a design that fosters attractive destinations where people visit for an experience, a key consideration for RAC designated areas in the Future Land Use Plan. It also seeks to create more outdoor dining, seating, and more useable open space plaza areas.

c) The proposed Planned Development Modification provides a Smart Shuttle connection internal to the site, a key consideration for RAC designated areas in the Future Land Use Plan; and

d) The requested Planned Development Modification provides privately developed affordable housing as called for by key action item 11 in the Land Use Plan.

Nil Ghosh, Attorney Morning Star Law Group, representing CASTO*,* stated that the original operator of the existing movie theater did not reopen after the Covid pandemic meaning that currently there is no tenant. CASTO has hired an operator to keep the theater going and operates the theater at a loss. *Nil Ghosh* stated that CASTO would not continue operating the theater at a loss indefinitely regardless of the outcome of the rezoning. *Nil Ghosh* stated that Park West Village is currently a vibrant mixed-use center but that it is aging and to stay viable and competitive long term the center must be revamped to keep the center a destination place in the heart of Morrisville.

Tom Lowell with CASTO presented a rendering to the Board representing the changes proposed for Park West Village. The plan features restaurants, multifamily housing and outdoor spaces that will allow for additional social gathering areas.

Public Comment

Board Secretary Dodson presented a summary of comments electronically submitted to staff regarding the proposed rezoning as follows:

Resident Marilyn Whiteley of 125 Scottingham Lane opposes the rezoning due to concerns of the effects an increase in density would have on the quality of life for existing and future residents.

Resident Robby Whiteley opposes the proposed rezoning stating that the Town's infrastructure cannot manage the proposed increase in density and has concerns about traffic hazards and congestion created by additional development. Mr. Whiteley stated that he believes other creative uses for the subject area should be considered.

Resident Michele Smith opposes the rezoning and stated that she has concerns that the proposed development would increase traffic and crime in the area.

Resident Laura Wall opposes the rezoning and stated that the movie theater was one of the reasons she moved to the area and considers the theater to be a beloved gathering place for existing residents. Ms. Wall also suggests that the Buy Buy Baby location be considered for an indoor pickleball court, a Kohls or Belks Dept store.

Residents Paul and Joanne Brescia oppose the rezoning citing concerns that the increase in density would overwhelm the Town's infrastructure and schools.

Resident Mark Dixon of 1314 Everette Field Road stated that he was opposed to the plan as submitted and asked the Board to vote against the rezoning. *Mr. Dixon* stated that he would like more amenities in the Town and did not think the proposed plan was clear as to what amenities would be offered with the new development. *Mr. Dixon* is opposed to an increase in density for Park West Village and stated that the Town and its residents are interested in new and unique amenities not additional housing. *Mr. Dixon* thanked the Board for their service.

Resident Elizabeth Dann of 109 Kalvesta Drive cited concerns with the lack of detail in the submitted plan and would like more detail on how the development would impact or benefit the community.

Mr. Ghosh stated that the video rendering was the most amount of detail that they could offer at this time and that it was a good representation of what is being planned for Park West Village. *Mr. Ghosh* stated additional housing would be necessary to create a more vibrant mixed-use center. *Mr. Ghosh* stated that CASTO understands that residents see the movie theater as an amenity which is why CASTO has continued

to operate the theater at a loss but that the theater isn't viable which is why the property is being reimagined.

*Member Toterh*i asked if there were any alternative plans for Park West Village such as experiential retail that wouldn't necessitate housing. *Mr. Ghosh* stated that part of the guidance that his team has received through the land use plan and staff has shown a need for housing and the inclusion of affordable housing. *Mr. Ghosh* stated that housing is important to the project regardless of the viability of other experiential retail uses. *Mr. Lowell* reiterated that the movie theater was not viable and stated that he understands that residents see the theater as an amenity but that the theater is never full. *Mr. Lowell* stated that the cost of converting the space would be astronomical due to the way the theater was built and that is why a new facility is being proposed. *Mr. Lowell* believes that the proposed plan will give the residents the amenities that they are looking for such as an event space for outdoor movie nights.

Member Toterhi asked how the Town would prepare for the increase in school age children that the new development would bring to the Town. *Chairman Langston* asked if there was any data to show how many school age children typically live in apartments. *Mr. Ghosh* stated that one of the conditions of the project was that the apartments would be limited to one and two bedrooms only and if they did allow for three bedrooms it would be age restricted. The perception was that a family with school aged children would not typically live in a one-bedroom apartment. *Member Toterhi* disagreed stating that the developers couldn't assume who would live in the one-bedroom apartments and that actual data would be needed to inform his decision. *Chairman Langston* asked if staff had data from the school system regarding how many students live in one- and two-bedroom apartment types. *Planner Lloyd* stated that staff did not have that data. *Planner Lloyd* continued by stating that a residential development form is submitted to Wake County Public Schools and that information is incorporated into the school systems planning. *Chairman Langston* requested additional data. *Member Toterhi* stated that schools are already at capacity and that more data would be needed to see the impact the new development would have on Wake County schools. *Member Toterhi* stated that he also has concerns with traffic and would like to know how the additional housing units and new amenities would impact area traffic. *Planner Lloyd* stated that a trip generation letter was issued by a certified engineer in July of 2023 stating that the estimated trips would not change from current peak usage.

Member Robuck stated that she likes the proposed plan and would like to see additional sidewalks in the area for better walkability to retail for residents.

Alternate Member Bain asked for additional data on traffic accidents that have occurred in the vicinity of Park West Village. *Planner Lloyd* stated that he did not have that data but would get the numbers from Police to present to the Board.

Alternate Member Bain asked how people such as teachers and civil servants making $50,000 to $60,000 were being accounted for in the affordable housing portion of the development. *Mr. Ghosh* stated that the term "workforce housing" is generally

considered at 80% Area Median Income and that HUD defines affordable housing as 60% AMI. *Mr. Ghosh* stated that this development is geared to the 80% AMI level.

Member Toterhi reiterated concerns with the number of school age children that may be living in the proposed apartments and asked if the age limit condition could be applied to all the apartments. *Mr. Ghosh* declined.

Member Robuck stated that the plan does align with the Town's Land Use Plan as the modification encourages a design of an attractive destination, inclusion of a Smart Shuttle node, and affordable housing. *Chairman Langston* agreed. *Member Toterhi* requested additional data on the impact on schools and traffic in the area. *Vice Chairman Sack* stated that there was a lot of information presented and requested additional time to review.

Motion: *Vice Chairman Sack* made a motion to table consideration of the request until the December 4, 2023, meeting.
Second: *Alternate Member Bain* seconded the motion.
Vote: The motion to table passed by a 4-1 vote with *Chairman Langston* opposed.

9. New Business

9.a. Approval of the 2024 PZB Meeting Schedule

Board Secretary Dodson presented the schedule for the Planning and Zoning Board meetings to be held in 2024. The proposed schedule was consistent with the 2023 meeting dates to be held on the 2nd Thursday of every month. The schedule did not conflict with any Town or religious holidays.

Motion: *Member Toterhi* made a motion to approve the 2024 Meeting Schedule
Second: *Member Robuck* seconded the motion.
Vote: Unanimous

9.b. 2024 Chair and Vice Chair Appointment Nominations

Board Secretary Dodson facilitated the process to nominate a 2024 Chairman and Vice Chairman to forward to Town Council for consideration.

Chairman Langston was recommended to serve as Chair by a vote of 4-1.

Vice Chairman Sack was recommended to serve as Vice Chairman by a vote of 3-2.

10. Staff Comments

Planning Director Stegall reviewed the October 2023 Newsletter.

11. Board Comments

The Board thanked staff for tonight's presentations.

12. Adjournment

Motion: *Member Robuck* made a motion to adjourn the meeting.
Second: *Member Toterhi* seconded the motion.
Vote: Unanimous

Meeting adjourned at 9:55 PM

_____	_____
Lee Langston Planning and Zoning Board Chairman	Brooke Dodson Secretary to the Board
_____	_____
Date	Date

Planning and Zoning Board Agenda Item Report

Agenda Item No. 7.a
Submitted by: Thomas Lloyd
Submitting Department Planning
Meeting Date: December 14, 2023

SUBJECT
Proposed Major Amendment to the Park West Village Mixed-Use Planned Development District (REZ 22-0012)
Thomas Lloyd, Planner II

Recommendation:
None
Updates/History of Briefing:
The Planning and Zoning Board began their review of the Proposed Major Amendment to the Park West Village Mixed-Use Planned Development District at their November 9, 2023 meeting. Staff will provide a brief recap of the last meeting and will answer any additional questions that the PZB has.

PZB requested that staff provide traffic accident numbers at the key intersections of Park West Village. Cary Parkway and Village Market Place had a total of 30 accidents since November of 2018. 0% of the crashes included fatalities, 20% included injuries, and 80% included property damage only. Chapel Hill Road and Market Center Drive had a total of 30 accidents since November of 2018. 0% of the crashes included fatalities, 13.33% included injuries, and 86.67 % included property damage only. Morrisville Parkway and Bristol Creek Drive had a total of 26 accidents since November of 2018. 0% of the crashes included fatalities, 19.23% included injuries, and 80.77% of the crashes included property damage only.

PZB also requested more information on an estimate of the amount of school aged children that the proposed development would generate. Staff contacted Wake County Public Schools and obtained an updated 2023 calculator. The calculation found that the additional proposed 312 residential dwelling units are projected to generate 38 school age children.

Executive Summary and Background Information:
Ordinance 2023-312-0 of the Morrisville Town Council Approving a Major Amendment to the Park West Village Mixed-Use Planned Development District, Approximately 106.83 Acres of Property Located West of the Intersection of Chapel Hill Road and NW Cary Parkway (REZ 2023-0012).

Casto Southeast Realty Services requests approval of a Major Modification to the Park West

Village Mixed Use Planned Development District. The Planned Development sketch plan and narrative are attached to the Ordinance as Exhibit B. The proposed development is generally referred to as Park West Village and is comprised of 106.83 acres zoned MUPD. (See ATTH 01 - Maps). In terms of the modification, Casto proposes the demolition and redevelopment of 64,804 sf of commercial into 27,700 sf of retail, 21,000 sf of office, and an additional 312 multifamily dwelling units. There are currently 378 constructed units as a part of Park West Village. This will bring the total cap on the number of units permitted at Park West Village to 690. The applicant proposes that 7%, or 22, of the additional dwelling units be designated as affordable housing and will be available for renters at or below the HUD rental rate for a renter with an income of 80% AMI for Wake County.

The proposed modification would also reorient the open space and plaza for an enhanced gathering area. Overall, the uses in the Park West Village MUPD are limited to those shown on pages 8 and 9 of the Park West Village MUPD narrative. In terms of parking, the required parking for the redevelopment area is 561 spaces. 904 spaces are provided. The proposed open space for the entire development will be 43,812 sf with the updated plaza and gathering area. It's important to note that residential dwelling units require submittal of parkland payment in lieu to the Town. The payment for 312 multifamily units is approximately $840,000 in FY24.

For the narrative, the majority of the redlined changes are corrections to cross references and clarifications to make the narrative easier to understand. The Park West Village development will provide at a minimum one public transit stop internal to the site to accommodate public transportation in the Town of Morrisville. The final transit stop location will be coordinated with the Town of Morrisville and GoCary at the time of Site Plan review. Park West Village will be required to provide loading spaces as required by the UDO. There are also some general narrative changes to bring the narrative into compliance with the UDO. The applicant is also asking for some deviations from the architectural standards in the UDO. Those architectural deviations can be reviewed in the presentation attached. There are also changes to the Comprehensive Sign plan that can be reviewed in the attached presentation.

Advisory Board/Committee Review:
Planning and Zoning Board

Insert Date of Advisory Board/Committee Review:
2023-12-14

Advisory Board/Committee Recommendation and/or Vote:
To be completed post PZB meeting.

Potential Options:
The Planning and Zoning Board should review the proposed Major Amendment to the Park West Village MUPD and may choose to either:

1. Recommend approval of the request as submitted;
2. Recommend approval of the request with changes; or
3. Recommend denial of the request.

Major Amendments to a Mixed-Use Planned Development District are legislative decisions and are discretionary.

Staff Recommendation:
Staff recommends approval of the Major Amendment to the Park West Village Mixed-Use District for the following reasons:

1. The requested PD Modification is consistent with the Future Land Use Plan. The Future Land Use Map shows this area as Regional Activity Center, which lists preferred uses including office, retail, shopping centers, restaurants, lodging and hospitality, mixed-use development, and multi-family residential. The proposed PD Modification provides a balance and integrated mix of these uses within the MUPD.
2. The requested PD Modification encourages a design that fosters attractive destinations where people visit for an experience, a key consideration for RAC designated areas in the Future Land Use Plan. It also seeks to create more outdoor dining, seating, and more useable open space plaza areas.
3. The proposed PD Modification provides a Smart Shuttle connection internal to the site, a key consideration for RAC designated areas in the Future Land Use Plan; and
4. The requested PD Modification provides privately developed affordable housing as called for by key action item 11 in the Land Use Plan.

ATTACHMENTS
- 2023-312-0 BS Proposed Major Amendment to the PWV MUPD
- 2023-312-0 Ordinance with Exhibits A, B, and C THIS ITEM HAS BEEN UPDATED
- 2023-312-0 ATTH 01 Maps
- 2023-312-0 ATTH 02 Application
- 2023-312-0 REZ Park West Village MUPD Mod Presentation

ITEM 2023-312-O PROPOSED MAJOR AMENDMENT TO THE PARK WEST VILLAGE MIXED-USE PLANNED DEVELOPMENT DISTRICT (REZ 22-0012)

"Connect Morrisville" Strategic Plan Alignment

Goals	Objectives
Improved transportation mobility – *Enhance transportation options through improved accessibility, connectivity, and collaboration*	☐ **Obj. 1.1** Explore, evaluate, and enhance available mobility options ☐ **Obj. 1.2** Collaborate with other government entities and the private sector to support development of transportation infrastructure and related plans ☐ **Obj. 1.3** Explore and evaluate traffic management options
Thriving, livable neighborhoods – *Enrich the quality of life through the preservation of natural resources, well-planned development and strengthened neighborhood vitality*	☒ **Obj. 2.1** Identify and expand housing options to meet current and future needs of the community ☒ **Obj. 2.2** Utilize components within Town guiding documents to plan and provide for current/future infrastructure (*other guiding plans may be included/referenced as identified or created*) ☒ **Obj. 2.3** Ensure responsible, sustainable development and redevelopment, reviewing and considering guidance in Town policies/plans
Engaged, inclusive community – *Enrich the quality of life through programs, events, amenities, and services valued by the community*	☐ **Obj. 3.1** Validate community interests/desires/needs ☐ **Obj. 3.2** Offer events and programs that meet the needs and interests of the community, and increase awareness of activities and opportunities for public engagement and collaboration ☐ **Obj. 3.3** Create and promote both a community and staff environment that is welcoming to, inclusive of, and values diverse populations
Public safety readiness – *Provide a safe and secure community through prevention, education, readiness, and response*	☐ **Obj. 4.1** Be operationally ready to meet public safety service demands of the community and staff, and demonstrate commitment to continuous service level improvement of all Town safety components, including police, fire, parks, streets, and facilities ☐ **Obj. 4.2** Evaluate, enhance, and promote community educational opportunities and encourage preparedness
Operational excellence – *Deliver exceptional service with an engaged workforce that effectively manages public assets and promotes transparency*	☐ **Obj. 5.1** Enhance community-facing programs and services ☐ **Obj. 5.2** Commitment to professionalism and employee engagement ☐ **Obj. 5.3** Leverage the use of technology to enhance efficiency, productivity, and service delivery
Economic prosperity – *Promote a business-friendly environment to diversify the economic base and create job opportunities for an educated, ready workforce*	☒ **Obj. 6.1** Attract and retain businesses that provide a diverse economic tax base ☐ **Obj. 6.2** Promote a business-friendly community, understanding business needs to support a ready workforce ☐ **Obj. 6.3** Promote and advocate for public education needs

ORDINANCE 2023-312-0 OF THE MORRISVILLE TOWN COUNCIL APPROVING A MAJOR AMENDMENT TO THE PARK WEST VILLAGE MIXED-USE PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 106.83 ACRES OF PROPERTY LOCATED WEST OF THE INTERSECTION OF CHAPEL HILL ROAD AND NW CARY PARKWAY

WHEREAS, on December 9, 2022 in accordance with Section 2.5.3(C)7(c)2 Casto Southeast Realty Services, LLC submitted a request to modify the Park West Village Mixed Use Planned Development district located at 3200 Village Market Place, approximately 106.83 acres of property located west of the intersection of Chapel Hill Road and NW Cary Parkway; and

WHEREAS, the property subject to the requested major modification is depicted on Exhibit "A" attached hereto; and

WHEREAS, a planned development narrative, planned development plan, and comprehensive sign plan was included with the request and is labeled as Exhibit "B" and Exhibit "C" attached hereto; and

WHEREAS, the major modification to the previously approved Park West Mixed Used Planned Development district was the subject of a public comment session by the Planning and Zoning Board of the Town of Morrisville on November 9, 2023; and

WHEREAS, at the November 9, 2023 Planning and Zoning Board meeting, there were comments regarding the requested major modification to the Park West Mixed Use Planned Development district; and

WHEREAS, at the December 14, 2023 Planning and Zoning Board meeting, the Planning and Zoning Board, by a vote of x "Yes" and x "No," forwarded a recommendation of < > on the request to the Town Council; and

WHEREAS, the major modification to the Park West Mixed Use Planned Development district was presented to the Morrisville Town Council on January 9, 2024; and

WHEREAS, the Town Council held a public hearing on January 9, 2024 on the request; and

WHEREAS, prior to the January 9, 2024 public hearing, the requested major modification to the Park West Mixed Use Planned Development district was duly advertised in accordance with all requirements of law:

NOW, THEREFORE, BE IT ORDAINED BY THE MORRISVILLE TOWN COUNCIL THAT:

The requested major modification to the Park West Mixed Use Planned Development district is hereby approved for the properties shown in Exhibit A, approximately 106.83 acres of property located west of the intersection of Chapel Hill Road and NW Cary Parkway subject to the following amended conditions.

1. The Park West Village Mixed Use Development shall be subject to the standards of the planned development narrative and shall be in substantial compliance with the planned development plan attached to this ordinance as Exhibit B.

2. All signs for the Park West Village Development shall comply with the *Comprehensive Sign Plan* dated October 11, 2023 shown attached to this ordinance as Exhibit C. Minor Modifications to the *Comprehensive Sign Plan* may occur per UDO Section 2.5.3.C.7(c).

3. All building elevations for the Park West Village Development shall comply with the Architectural Requirements within the *Mixed Use Planned Development Narrative* dated October 16, 2023.

4. A reduction from 35% to 30.72% in required greenspace is allowed in accordance with Part C, Article II, Section 9.2 of the Town *Zoning Ordinance* because:

    a. The developer shall design, submit for town approval, and construct stormwater detention facilities to control runoff from the site generated by a 100-year storm event, as if the 35% greenspace was met; and

    b. The overall desirability of the project is sufficiently enhanced because of the mixed-use nature of the project with unity and desirability of architectural design, vehicular and pedestrian interconnectivity, and the incorporation of functional open space areas or features.

5. No more than fifty (50) percent of the asphalt greenway may be located within the landscape buffer adjacent to the apartment area. The developer shall show the relocated greenway on the Construction Drawings prior to their release.

6. The developer shall have street lighting installed on NC54 along the frontage of the Park West Village development per the requirements of the Subdivision Ordinance. The developer shall submit a street lighting design, consistent with NCDOT guidelines, with the Construction Drawings. Prior to the release of the Construction Drawings, the street lighting plan shall be finalized.

7. The developer shall bury all existing overhead utility lines on NC54 along the frontage of the Park West Village development. However, if the applicant can demonstrate that the cost of fulfilling this work would substantially exceed $500,000, then he may petition the Board of Commissioners for a modification in the scope of work to fulfill the condition. This request shall go through the normal staff and board review process.

8. The developer shall add pots and/or planter boxes with plantings on both ends of each row of parking spaces to the Upper Level only of the Parking Structure. The developer shall show the pots and/or planter boxes and proposed plantings on the Construction Drawings prior to their release.

9. The developer shall install all transportation improvements as required by NCDOT and per the recommendations as outlined on pages 44 and 45 of the *Park West Village Mixed Use Development Traffic Impact Analysis with a sealed date of April 11, 2007* and the *Park West Village Mixed Use Development Traffic Impact Analysis Addendum with a sealed date of July 13, 2007*, prior to the issuance of Certificates of Occupancy for more than 100,000 square feet of building use.

10. The developer shall install and upgrade traffic signals, identified in the TIA, when warranted and permitted by NCDOT. Once warranted and permitted the developer shall install and upgrade the traffic signals prior to the issuance of Certificates of Occupancy for 100,000 square feet of building use. In order to guarantee the purchase and installation of the traffic signals the developer shall provide a bond or letter of credit to either the Town of Morrisville or NCDOT:

    a. If the bond or letter of credit is required to be provided to NCDOT then the developer shall provide the town written confirmation from NCDOT accepting the bond or letter of credit and a copy of the bond or letter of credit.

    b. If the bond or letter of credit is required to be provided to the Town of Morrisville then the bond or letter of credit shall be based on a cost estimate from a Professional Engineer and verified by the Morrisville Engineering Department. The cost estimate shall be based upon a detailed design that is approved by the Town and permitted by all applicable regulatory agencies such as NCDOT and NCDENR Division of Water Quality, etc. The amount of the bond or letter of credit shall be one hundred twenty-five percent (125%) of the verified Professional Engineer's estimate to account for design errors and omissions, contingencies, inflation, changing regulatory codes and the Town's administrative costs. The cost estimate shall be provided once NCDOT has approved the Construction Drawings for the signals. The bond or letter of credit shall be submitted to the Town prior to the release of the Town Construction Drawings. The town shall release the bond or letter of credit upon written verification that NCDOT has accepted the traffic signals' installation.

11. The developer shall provide a payment-in-lieu of parkland dedication calculated based on the number of dwelling units to be constructed, which shall be paid as required by the UDO.

12. For fixtures attached directly to buildings, in service areas, the developer shall install full cut off fixtures. Fixtures designed to illuminate signage, building features, and walkways may include decorative fixtures with the light source visible to passers-by. All proposed decorative and wall mounted fixtures shall comply with the UDO. Prior to the release of the Construction Drawings, details for the decorative and wall mounted fixtures shall be provided and reviewed for compliance with the UDO.

13. Bike racks shall be accessible, in a highly visible location, and sited close to the main building entrance(s). Bicycle parking shall be provided in all retail, mixed use, office, hotel, and cinema areas on the site in a manner detailed in the UDO.

14. The developer shall have Conceptual Design Plans prepared for the installation of pedestrian facilities at all traffic signals. The pedestrian facilities shall include crosswalks, pedestrian havens, ADA ramps, and push button signals. The Conceptual Design Plans shall be used in discussions between the developers, NCDOT, and the Town to obtain a consensus agreement prior to the completion of the Construction Drawings. If for any reason the Conceptual Design Plans are not approved by NCDOT, the Town will have 90 days to resolve the issues with NCDOT. If the issues are not resolved within 90 days, the NCDOT decision will prevail and approvals from the Town will not be withheld. The

developer shall incorporate the final Conceptual Design Plans into the Construction Drawings and then submit them to NCDOT for final review and approval. If and when the design for the pedestrian facilities is approved by NCDOT, the developer shall enter into a traffic agreement with NCDOT to install these improvements per the approved Construction Drawings. The developer shall file a copy of such agreement with the Town.

15. The developer shall have Conceptual Design Plans prepared for the installation of mast arms for new traffic signals at the Park West Village entrance drives to NC54, Cary Parkway and Morrisville Parkway. The Conceptual Design Plans shall place the traffic signal poles outside of the ultimate NC54 right-of-way along the frontage of the subject property to avoid future relocation. The Conceptual Design Plans shall be used in discussions between the developers, NCDOT, and the Town to obtain a consensus agreement prior to the completion of the Construction Drawings. If for any reason the Conceptual Design Plans are not approved by NCDOT, the Town will have 90 days to resolve the issues with NCDOT. If the issues are not resolved within 90 days, the NCDOT decision will prevail and approvals from the Town will not be withheld. The developer shall incorporate the final Conceptual Design Plans into the Construction Drawings and then submit them to NCDOT for review and approval. If and when the design for the traffic signals is approved by NCDOT, the developer shall enter into a traffic agreement with NCDOT to install these improvements per the approved Construction Drawings. The developer shall file a copy of such agreement with the Town.

16. The outside traffic lane on new construction along the frontage of the subject property on NC54 and Cary Parkway shall be fourteen (14) feet wide, subject to NCDOT approval.

17. Left turn lanes and/or inside travel lanes on all public roadways may be eleven (11) feet wide to allow for wider planted medians, subject to NCDOT approval.

18. Prior to the release of the Construction Drawings, transit stop(s) shall be determined by the Triangle Transit Authority (TTA) and included in the final Construction Drawings.

19. There shall be a vehicular and pedestrian cross access easement, a minimum of thirty (30) feet, to the parcel north of the multifamily site. Prior to the release of the Construction Drawings, the cross access easement shall be delineated on the plans. The cross access easement shall be incorporated and recorded as part of the final subdivision plat.

20. The lighting along the sidewalk in front of the apartment area shall be pedestrian scale with low-wattage (100 watts or less) fixtures. Any lighting within fifty (50) feet of the property boundary of the apartment area along Street”C” and the area adjacent to the Cinema shall be the sixteen (16) feet tall Sanibel lighting or similar decorative lighting fixture with a cap. All lighting fixtures shall be indicated and details incorporated into the Construction Drawings, prior to the release of the Construction Drawings.

21. A minimum of sixty-two (62) feet of right of way from the centerline of Chapel Hill Road shall be provided. The right turns lanes needed shall be in addition to the sixty-two (62) feet.

22. The additional roadway width needed for additional lanes on Morrisville Parkway at the intersection of NC54 may need to be acquired from the property on the southwest corner of Morrisville Parkway and NC54 if necessary to maintain the median width. The existing

Morrisville Parkway median shall be at least sixteen (16) feet wide so that NCDOT will allow replanting of small trees, as defined in the NCDOT Planting Guidelines.

23. The developer shall install an eight (8) foot tall vinyl-coated chain link fence on the property line adjacent to the North Carolina Railroad (NCRR) rail corridor. Additionally, the Park West Village developer shall be responsible for the ongoing maintenance of the vinyl-coated chain link fence.

24. The Town of Morrisville shall initiate a review and analysis to evaluate potential traffic calming measures within the Preston Grande area, including Crabtree Crossing Parkway, in order to mitigate cut-through traffic between Cary Parkway and Morrisville Parkway. The Park West Village developer shall provide $50,000.00 to the Town of Morrisville to put into a line item within the Town of Morrisville budget. The funds shall be used to pay for one-half the cost of the review and analysis study, and to purchase and install the traffic calming measures authorized by the town. The developer shall provide the funds to the Town of Morrisville prior to the release of the Construction Drawings. If the review and analysis determines that traffic calming measures are not required in the Preston Grande area, then the funds shall be used for other transportation improvements within the Preston Grande area.

25. Prior to the release of the Construction Drawings, pit-burning locations shall be delineated per the requirements outlined in Chapter 22, Article IV, of the Code of Ordinances into these drawings. Subject to the issuance of a permit by the Town of Morrisville Fire Department, pit burning shall be permitted during land clearing operations.

26. Replacing the R-10 building with a parking lot.

27. Multi-family residential dwelling units will be allowed to be approved administratively by staff up to-a cap of 690 dwelling units as included in the project trip generation letter dated July 18, 2023 or titled Park West Village Redevelopment – Trip Generation Analysis.

28. Additional residential units exceeding the previously approved 378 units shall be allowed as One- and two-bedroom units, provided One-bedroom units may include studios, units with one bedroom, and units with one bedroom and separate den. Once complete, the Owner shall provide as part of the project 7% of the new residential units as workforce housing dwelling units (a "Workforce Housing Unit"). A Workforce Housing Unit is any dwelling unit at the project designated by Owner, in Owner's discretion, to be offered for rent at an effective monthly rental rate equal to or less than the maximum affordable rental rate set forth by Federal Department of Housing and Urban Development ("HUD")(the "Rental Rate"), for a renter with an income of 80% AMI (area median income) in the Raleigh, NC MSA Area. Owner shall update the Rental Rate for each Workforce Housing Unit then being marketed for rent annually based on the current updated AMI published by HUD. The Workforce Housing Units shall be offered for rent for a period of 15 years which period shall commence upon receipt of the first certificate of occupancy for the project. In the event the Town of Morrisville or Wake County established a program in the future which provides incentives for workforce housing units, the project shall be eligible to participate in such a program if qualifications of such program are met. Beginning on December 31st of the first full year following Owner's receipt of the final certificate of occupancy for the project, the owner of record shall provide an annual certification of compliance with this zoning condition to the Town of Morrisville Planning Department, which lists the current market

rate and the 80% AMI Rental Rate for the Workforce Housing Units, no later than December 31st.

Additionally, or alternatively, some or all the additional units exceeding the previously approved 378 units may be provided as Age Restricted units; provided:

a) Such units consist of one-, two-, or three-bedroom units;
b) The owner shall record with the applicable Register of Deeds office a declaration of covenants, conditions, and restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied Age Restricted units shall have as a resident at least one person age 55 or older (“age restriction"). Prior to request for certificate of occupancy for a building containing Age Restricted units, the owner shall provide to the Town an opinion letter from an attorney, licensed to practice in North Carolina, that the age restriction was drafted in a form that the attorney, in his/her exercise of customary professional diligence, would reasonably recognize as compliant with the Fair Housing Act, §42 U.S.C. SEC. 3601, ET SEQ., and the North Carolina State Fair Housing Act, N.C. Gen. Stat. §41a-1, et seq

29. A Smart Shuttle stop will be located within the development, as shown on the Sketch Plan dated October 20, 2023, subject to adjustments at the time of site plan approval.

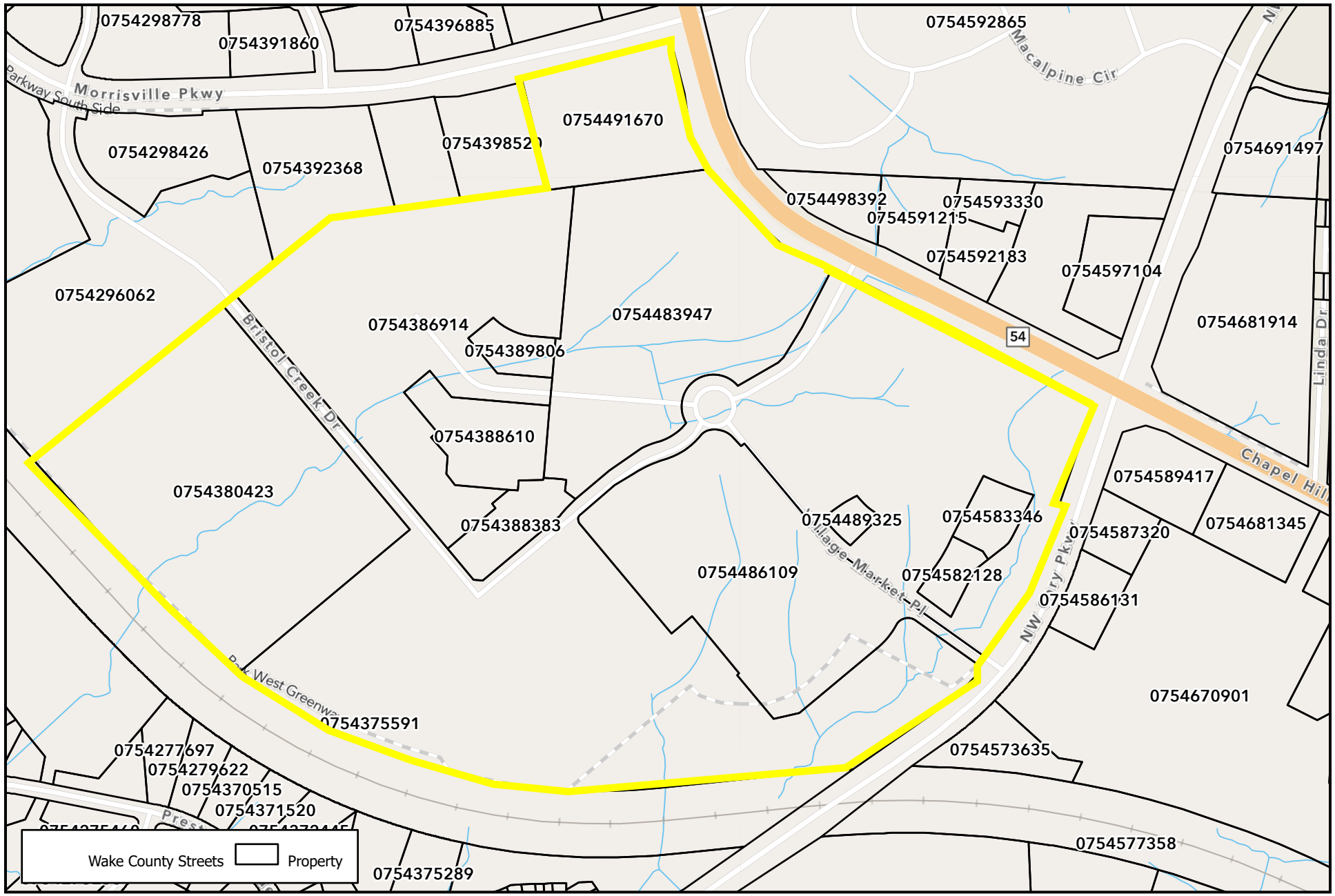
Ordained this the 23rd day of January, 2023.

_____
TJ Cawley, Mayor

ATTEST:

_____
Eric W. Smith II, Town Clerk

Exhibit 'A'



Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

Exhibit B

SITE PLAN FOR

PARK WEST VILLAGE THEATER RE-DEVELOPMENT

MORRISVILLE NORTH CAROLINA | WAKE COUNTY

OCTOBER 20, 2023

SURVEY BENCHMARK

BENCHMARK IS LOCAL TO SITE.
SEE SHEET XXXX FOR BENCHMARK INFORMATION.
VERTICAL DATUM BASED ON NAVD 88.

PARCEL DATA

PARCEL PIN NO.	0754386914
OWNER	PARK WEST VILLAGE PHASE II LLC CASTO
ADDRESS	250 CIVIC CENTER DR, SUITE 500
	COLUMBUS, OH 43215-5088
ZONING	MPUD
AREA	12.87
REAL ESTATE ID	0498603



INDEX OF SHEETS

COVER SHEET	SHT C0.0
EXISTING CONDITIONS	SHT C1.0
DEMOLITION PLAN	SHT C1.1
OVERALL SITE PLAN	SHT C2.0
DETAILED SITE PLAN	SHT C2.1
OPEN SPACE PLAN	SHT C3.0
STORM DRAINAGE AND UTILITY PLAN	SHT C4.0

PLANNING OBJECTIVES

1. TO DEVELOP INCENTIVES TO PROMOTE DEVELOPMENT ON LAND WITHIN THE EXISTING CORPORATE LIMITS (INFILL DEVELOPMENT)
2. TO DISCOURAGE URBAN DEVELOPMENT THAT SKIPS AVAILABLE DEVELOPABLE PARCELS TO LOCATE IN AREAS THAT DO NOT HAVE THE NECESSARY PUBLIC SERVICES (REF. TOWN OF MORRISVILLE LAND USE PLAN, SECTION 2.1.1 MAKING EFFICIENT USE OF LIMITED LAND USES).

CONTACT LIST:

Project Manager
Ricardo Cocconcelli
WithersRavenel
115 MacKenan Drive
Cary, NC 27511
919-469-3340
rcocconcelli@withersravenel.com

Vice President
Tom Lowell
Casto Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC, 27511
919-234-6711
tlowell@castoinfo.com

Director of Architecture
Bob Naegele
Planworx Architecture
5711 Six Forks Road Suite 100
Raleigh, NC, 27609
919-424-1940
bnaegele@planworx.com

Title
Name
Company
Street Address
City, State ZIP
Phone Number
Email Address

811 Know what's below. Call before you dig.

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

PREPARED BY:

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

DEVELOPER:

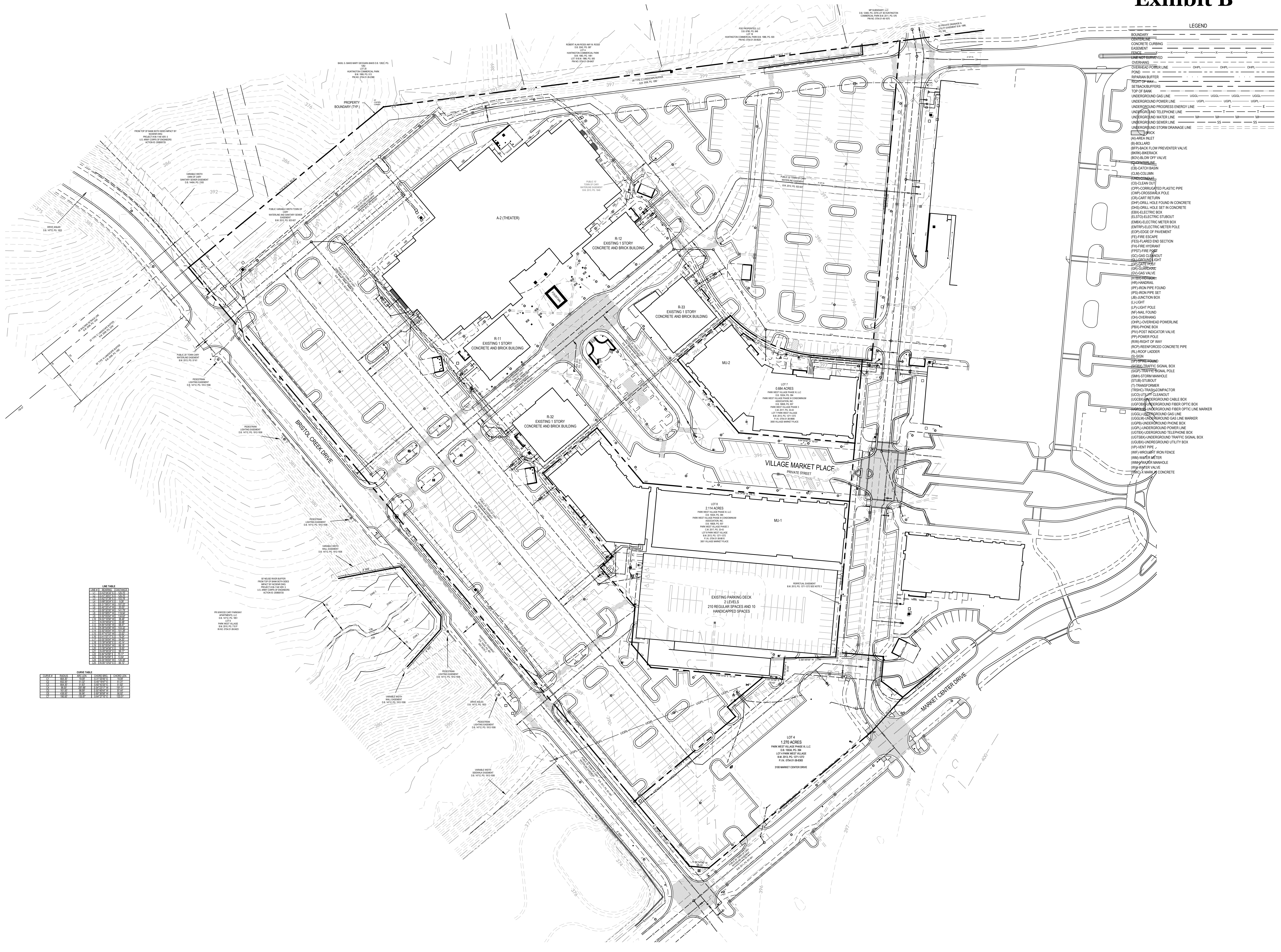
CASTO SOUTHEAST REALTY SERVICES
215 E. CHATHAM STREET, SUITE 201,
CARY, NC, 27511
PHONE #: 919-234-6711
ATTENTION: TOM LOWELL

WR PROJECT NO.: 02220945
MORRISVILLE PROJECT NO.: TBD

our people • your success
811 Know what's below. Call before you dig.

K:\21-22-0940\220945-Casto-Morrisville-PWV-Theater Redevelop\CAD\Drawing Sets\Site Plan\COA\Cover.dwg Friday, October 20, 2023 11:41:19 - DKSAE

Exhibit B



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 43°04'33" E	125.70'
L2	S 47°35'01" E	125.70'
L3	S 62°57'39" E	103.78'
L4	S 68°25'24" E	9.26'
L5	S 31°59'31" W	107.22'
L6	S 45°33'14" W	20.03'
L7	S 59°32'35" W	141.79'
L8	S 55°08'57" W	119.94'
L9	S 50°05'04" W	134.62'
L10	N 53°16'56" W	38.48'
L11	N 05°05'04" E	35.58'
L12	N 84°54'56" W	68.47'
L13	N 39°54'56" W	103.32'
L14	S 50°05'04" W	101.39'
L15	S 47°47'33" W	23.52'
L16	S 41°07'17" E	75.24'
L17	S 05°05'04" W	54.20'
L18	S 39°54'56" E	43.14'
L19	S 50°05'04" W	66.18'
L20	S 39°54'56" E	18.00'
L21	N 49°55'24" E	99.17'
L22	S 84°54'56" E	70.17'
L23	S 84°54'56" E	13.54'
L24	S 05°05'04" W	120.38'
L25	N 05°13'53" E	84.12'

CURVE TABLE

CURVE #	RADIUS	ARC LEN.	CHORD BRG.	CHORD LEN.
C1	664.30'	19.09'	S 31°20'45" E	19.09'
C2	652.30'	51.32'	S 45°19'47" E	51.31'
C3	664.30'	51.83'	S 60°43'33" E	51.82'
C4	96.00'	287.88'	S 54°23'17" W	191.51'
C5	161.50'	98.99'	S 55°46'44" W	97.44'
C6	438.50'	56.96'	S 69°36'58" W	56.92'
C7	190.50'	135.87'	S 64°27'10" E	133.01'

K:\22\22-0940\220945-Casto-Morrisville-PWV-Theater Redevelop\CAD\Drawing Sets\Site Plan\C1.0 Existing Conditions.dwg- Friday, October 20, 2023 15:41:45 - DCASE

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

our people ● your success

CASTO Southeast
Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS
PARK WEST VILLAGE THEATRE RE-DEVELOPMENT
Morrisville | North Carolina | WAke County

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

GRAPHIC SCALE
0 30 60
1 inch = 60 ft.

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

WR Job No. 02220945
DATE 10/20/2023
DRN: WR DGN: WR CKD: WR

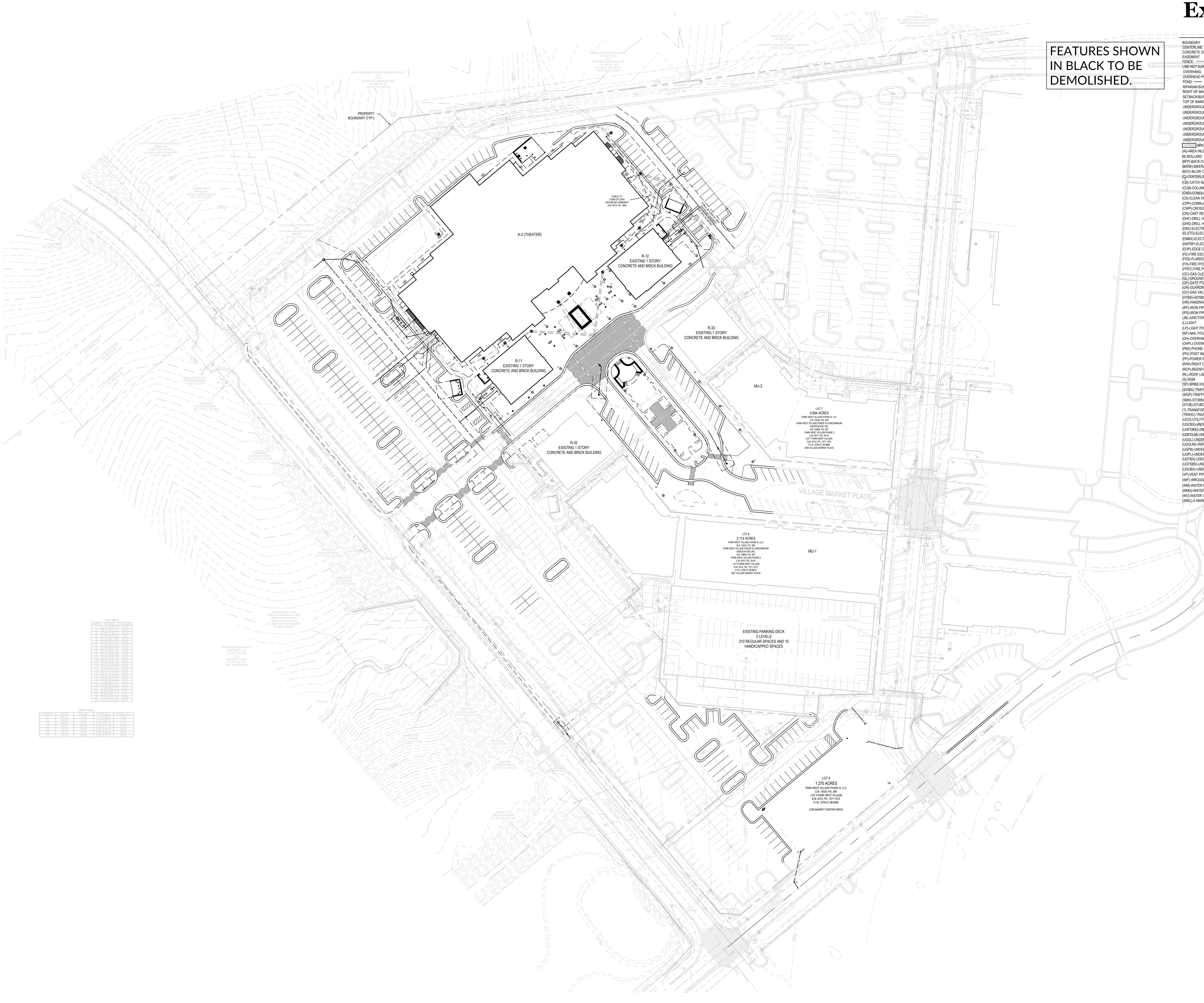
EXISTING CONDITIONS

C1.0

EST. 1983

Exhibit B

FEATURES SHOWN IN BLACK TO BE DEMOLISHED.



LEGEND

BOUNDARY
CENTERLINE
CONCRETE CURBING
EASEMENT
FENCE
LINE NOT SURVEYED
OVERHANG
OVERHEAD POWER LINE — OHPL
POND
RIPARIAN BUFFER
RIGHT OF WAY
SETBACK/BUFFERS
TOP OF BANK
UNDERGROUND GAS LINE — UGGL
UNDERGROUND POWER LINE — UGPL
UNDERGROUND PROGRESS ENERGY LINE — E
UNDERGROUND TELEPHONE LINE — T
UNDERGROUND WATER LINE — W
UNDERGROUND SEWER LINE — SS
UNDERGROUND STORM DRAINAGE LINE
-BRICK
(AI)-AREA INLET
(B)-BOLLARD
(BFP)-BACK FLOW PREVENTER VALVE
(BKRK)-BIKERACK
(BOV)-BLOW OFF VALVE
(C)-CENTERLINE
(CB)-CATCH BASIN
(CLM)-COLUMN
(CND)-CONDUIT
(C0)-CLEAN OUT
(CPP)-CORRUGATED PLASTIC PIPE
(CWP)-CROSSWALK POLE
(CR)-CART RETURN
(DHF)-DRILL HOLE FOUND IN CONCRETE
(DHS)-DRILL HOLE SET IN CONCRETE
(EBX)-ELECTRIC BOX
(ELSTO)-ELECTRIC STUBOUT
(EMBX)-ELECTRIC METER BOX
(EMTRP)-ELECTRIC METER POLE
(EOP)-EDGE OF PAVEMENT
(FE)-FIRE ESCAPE
(FES)-FLARED END SECTION
(FH)-FIRE HYDRANT
(FPST)-FIRE POST
(GC)-GAS CLEANOUT
(GL)-GROUND LIGHT
(GP)-GATE POST
(GR)-GUARDRAIL
(GV)-GAS VALVE
(HTBX)-HOTBOX
(HR)-HANDRAIL
(IPF)-IRON PIPE FOUND
(IPS)-IRON PIPE SET
(JB)-JUNCTION BOX
(L)-LIGHT
(LP)-LIGHT POLE
(NF)-NAIL FOUND
(OH)-OVERHANG
(OHPL)-OVERHEAD POWERLINE
(PBX)-PHONE BOX
(PIV)-POST INDICATOR VALVE
(PP)-POWER POLE
(R/W)-RIGHT OF WAY
(RCP)-REENFORCED CONCRETE PIPE
(RL)-ROOF LADDER
(S)-SIGN
(SF)-SPIKE FOUND
(SIGBX)-TRAFFIC SIGNAL BOX
(SIGP)-TRAFFIC SIGNAL POLE
(SMH)-STORM MANHOLE
(STUB)-STUBOUT
(T)-TRANSFORMER
(TRSHC)-TRASH COMPACTOR
(UCO)-UTILITY CLEANOUT
(UGCBX)-UNDERGROUND CABLE BOX
(UGFOBX)-UNDERGROUND FIBER OPTIC BOX
(UGFOLM)-UNDERGROUND FIBER OPTIC LINE MARKER
(UGGL)-UNDERGROUND GAS LINE
(UGGLM)-UNDERGROUND GAS LINE MARKER
(UGPB)-UNDERGROUND PHONE BOX
(UGPL)-UNDERGROUND POWER LINE
(UGTBX)-UDERGROUND TELEPHONE BOX
(UGTSBX)-UNDERGROUND TRAFFIC SIGNAL BOX
(UGUBX)-UNDREGROUND UTILITY BOX
(VP)-VENT PIPE
(WIF)-WROUGHT IRON FENCE
(WM)-WATER METER
(WMH)-WATER MANHOLE
(WV)-WATER VALVE
(XMIC)-X MARK IN CONCRETE

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 43°04'33" E	125.70'
L2	S 47°35'01" E	125.70'
L3	S 62°57'39" E	103.78'
L4	S 68°25'24" E	9.26'
L5	S 31°59'31" W	107.22'
L6	S 45°33'14" W	20.03'
L7	S 59°32'35" W	141.79'
L8	S 55°08'57" W	119.94'
L9	S 50°05'04" W	134.62'
L10	N 53°16'56" W	38.48'
L11	N 05°05'04" E	35.58'
L12	N 84°54'56" W	68.47'
L13	N 39°54'56" W	103.32'
L14	S 50°05'04" W	101.39'
L15	S 47°47'33" W	23.52'
L16	S 41°07'17" E	75.24'
L17	S 05°05'04" W	54.20'
L18	S 39°54'56" E	43.14'
L19	S 50°05'04" W	66.18'
L20	S 39°54'56" E	18.00'
L21	N 49°55'24" E	99.17'
L22	S 84°54'56" E	70.17'
L23	S 84°54'56" E	13.54'
L24	S 05°05'04" W	120.38'
L25	N 05°13'53" E	84.12'

CURVE TABLE

CURVE #	RADIUS	ARC LEN.	CHORD BRG.	CHORD LEN.
C1	664.30'	19.09'	S 31°20'45" E	19.09'
C2	652.30'	51.32'	S 45°19'47" E	51.31'
C3	664.30'	51.83'	S 60°43'33" E	51.82'
C4	96.00'	287.88'	S 54°23'17" W	191.51'
C5	161.50'	98.99'	S 55°46'44" W	97.44'
C6	438.50'	56.96'	S 69°36'58" W	56.92'
C7	190.50'	135.87'	S 64°27'10" E	133.01'

K:\22\22-0940\220945-Casto-Morrisville-PWV-Theater Redevelop\CAD\Drawing Sets\Site Plan\C1.0 Existing Conditions.dwg- Friday, October 20, 2023 15:41:46 - DCASE

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com
our people • your success

CASTO Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS

PARK WEST VILLAGE THEATRE RE-DEVELOPMENT

Morrisville | North Carolina | WAke County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
0 30 60
1 inch = 60 ft.

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

WR Job No.	DATE
02220945	10/20/2023

DRN: WR DGN: WR CKD: WR

DEMOLITION PLAN

C1.1

EST. 1983

Exhibit B



PARK WEST VILLAGE BUILDING SUMMARY

	Building	Multifamily Dwelling Units	Hotel Rooms	General Office SF	Discount Superstore SF	Shopping Center SF	Fast Casual SF
CONSTRUCTED	A-1				138,605		
	R-1					29,219	
	R-3					11,045	
	R-5-1					13,666	
	R-5-2					1,467	
	R-6					24,835	
	R-7					25,347	
	R-20					10,327	
	R-21					13,751	
	R-22					11,511	
	R-23					7,700	
	R-24					6,103	
	R-25					2,731	
	R-26					8,405	
	R-27					6,502	
	R-28					5,650	
	R-29					7,977	
	R-30						4,658
	R-9					13,246	
	R-15					25,027	
	R-16					52,072	
	R-17					8,312	
	R-18					6,830	
	R-19					9,254	
	R-32					5,912	
	R-33					6,130	
	MU-1	73				29,094	
	MU-2	45				18,510	
	BRISTOL CREEK	260					
	TRADER JOES					28,834	
PROPOSED	R-8, C-1, MU-3	312		21,000		27,700	
	Total	**690**	**0**	**21,000**	**138,605**	**417,157**	**4,658**
ALLOWED BY TIA		**690**	**125**	**75,000**	**138,605**	**475,000**	**4,658**

PARK WEST VILLAGE - SITE DATA TABLE

REAL ESTATE ID	0498603, 0409185, 0417538, 0417537
PROPERTY IDENTIFICATION #	0754386914, 0754388383, 0754389806, 0754388610
APPLICANT/OWNER	PARK WEST VILLAGE PHASE II, LLC 215 E. CHATHAM ST STE 201 CARY, NC 27511
DEVELOPER	CASTO SOUTHEAST REALTY SERVICES, LLC 215 E. CHATHAM ST STE 201 CARY, NC 27511
SITE ADDRESS	3200 VILLAGE MARKET PLACE MORRISVILLE, NC 27560
SITE AREA	106.83 ACRES
ZONING DISTRICT	EXISTING: MU (MIXED USE DISTRICT)
LAND USE PLAN	REGIONAL ACTIVITY CENTER
PARKING SUMMARY: 1. BICYCLE PARKING LOCATIONS ARE INCLUDED THROUGHOUT THE PROJECT. 2. CART CORRALS ARE NOT COUNTED AS PARKING SPACES.	PROPOSED: (ALL SQUARE FOOTAGE IS BASED ON GROSS FLOOR AREA) EXISTING PARKING CALCULATION POD A: CINEMA: MIN. 1 SP PER 4 SEATS MIN. 748 SPACES PARKING PROVIDED: 904 SPACES REQUIRED PARKING MIN - 748 SPACES PARKING LOT CONFIGURATION:TYPE 2 **PHASE 3 PARKING CALCULATIONS** RETAIL/COMMERCIAL ADDITON: 4 PER 1,000 SF-- 27,700 / 1,000 * 4 = 111 SPACES OFFICE ADDITION: 4 PER 1,000 SF -- 21,000 SF / 1,000 * 4 = 84 SPACES 1 BEDROOM UNIT ADDITION: 1 PER BED -- 204 * 1 = 204 SPACES 2 BEDROOM UNIT ADDITION: 1.5 PER BED -- 108 * 1.5 = 162 SPACES TOTAL = 561 SPACES
PARKING DIMENSION STANDARDS	90 DEGREE 9' X 18' 60 DEGREE 9' X 20' 0 DEGREE 22' X 9'
FLOOD INSURANCE RATE MAP #	37200075400
PER FEMA DIGITAL FLOOD DATA	ZONE X
NC RIVER BASIN	NEUSE RIVER BASIN
IMPERVIOUS CALCULATIONS ★ OVERALL IMPERVIOUS IS CAPPED AT 69.28% PER REZONING CONDITION #3	SEE CHART - THIS SHEET
TOWN OF MORRISVILLE GREENWAYS	CARY PARKWAY: 8' CONCRETE SOUTHERN RAILROAD: 8' ASPHALT
BUILDING SETBACKS	FRONT: NONE* REAR NONE* SIDE NONE* CORNER SIDE: NONE*
BUILDING HEIGHT	MAX BLDG HEIGHT: 75'
LOT WIDTH AT ROAD FRONTAGE	NC HIGHWAY 54 : 1,770' CARY PARKWAY: 1,380' MORRISVILLE PARKWAY: 480'
TOWN OF MORRISVILLE GREENWAYS	PARK WEST VILLAGE GREENWAY: 3,110 LF CARY PARKWAY: 1,336 LF MORRISVILLE PARKWAY: 465 LF
CONSTRUCTION TYPE:	TBD
OPEN SPACE FOR REDEVELOPMENT AREA:	EXISTING OPEN SPACE: (+/-) 20,700 SF PROPOSED OPEN SPACE: (+/-) 43,812 SF

RESIDENTIAL UNIT MATRIX

EXISTING DISTRICT LOFTS	UNIT COUNT
1 BED	77
2 BED	41
TOTAL	**118**
PROPOSED APARTMENTS	**UNIT COUNT**
1 BED	204
2 BED	108
TOTAL	**312**

*BEDROOM COUNT IS PRELIMINARY AND SUBJECT TO CHANGE

PHASE 1 - APPROVED 9/14/10, MODIFIED 01/12/11
PHASE 2 - APPROVED 03/30/12
PHASE 3 - APPROVED 03/14/12
PHASE 4 - APPROVED 10/31/13

PARK WEST VILLAGE RESIDENTIAL CALCULATION

		RESIDENTIAL (SF)	RETAIL/COMMERCIAL (SF)	OFFICE (SF)	Total
PRE-DEVELOPMENT	**PHASE 1**		363,165		363,165
	PHASE 2		114,741		114,741
	PHASE 3		76,846		76,846
	PHASE 4	153,786	47,604		201,390
	TRADER JOES		28,834		28,834
	BRISTOL RESIDENTIAL	344,487			344,487
	PRE-DEVELOPMENT TOTAL	498,273	631,190		1,129,463
2023 PROPOSED DEMOLITION	PHASE 1				0
	PHASE 2				0
	PHASE 3		-64,804		-64,804
	PHASE 4				0
2023 PROPOSED ADDITION	PHASE 1				0
	PHASE 2				0
	PHASE 3	412,000	27,700	21,000	460,700
	PHASE 4				0
	POST-DEVELOPMENT TOTAL	910,273	594,086	21,000	1,525,359
	RESIDENTIAL PERCENTAGE	60			

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com
our people • your success

CASTO Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS
PARK WEST VILLAGE THEATRE RE-DEVELOPMENT
Morrisville | North Carolina | WAKE County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
0 100 200
1 inch = 200 ft.

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

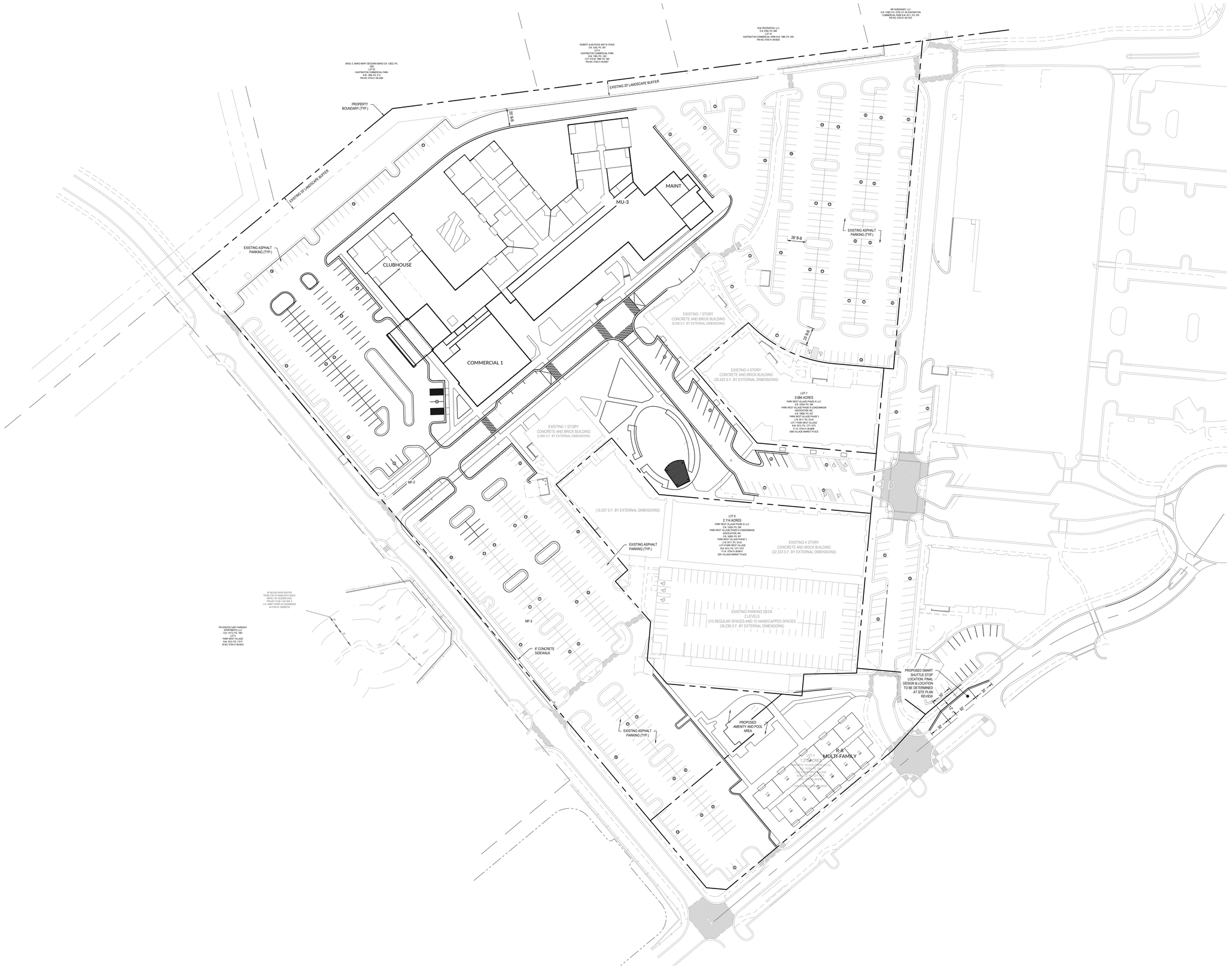
WR Job No. 02220945 | DATE 10/20/2023
DRN: WR | DGN: WR | CKD: WR

SITE PLAN

C2.0

K:\2021\21-07460\220945-Casto-Morrisville-PWV-Theater Redevelop\CAD\Drawing Sets\Site Plan\C2.0 Site Plan.dwg, Friday, October 20, 2023 10:43:09, DCASE

Exhibit B



WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

our people • your success

CASTO Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS

PARK WEST VILLAGE THEATRE RE-DEVELOPMENT

Morrisville | North Carolina | WAke County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
0 30 60
1 inch = 60 ft.

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

WR Job No.	DATE
02220945	10/20/2023
DRN: WR	DGN: WR CKD: WR

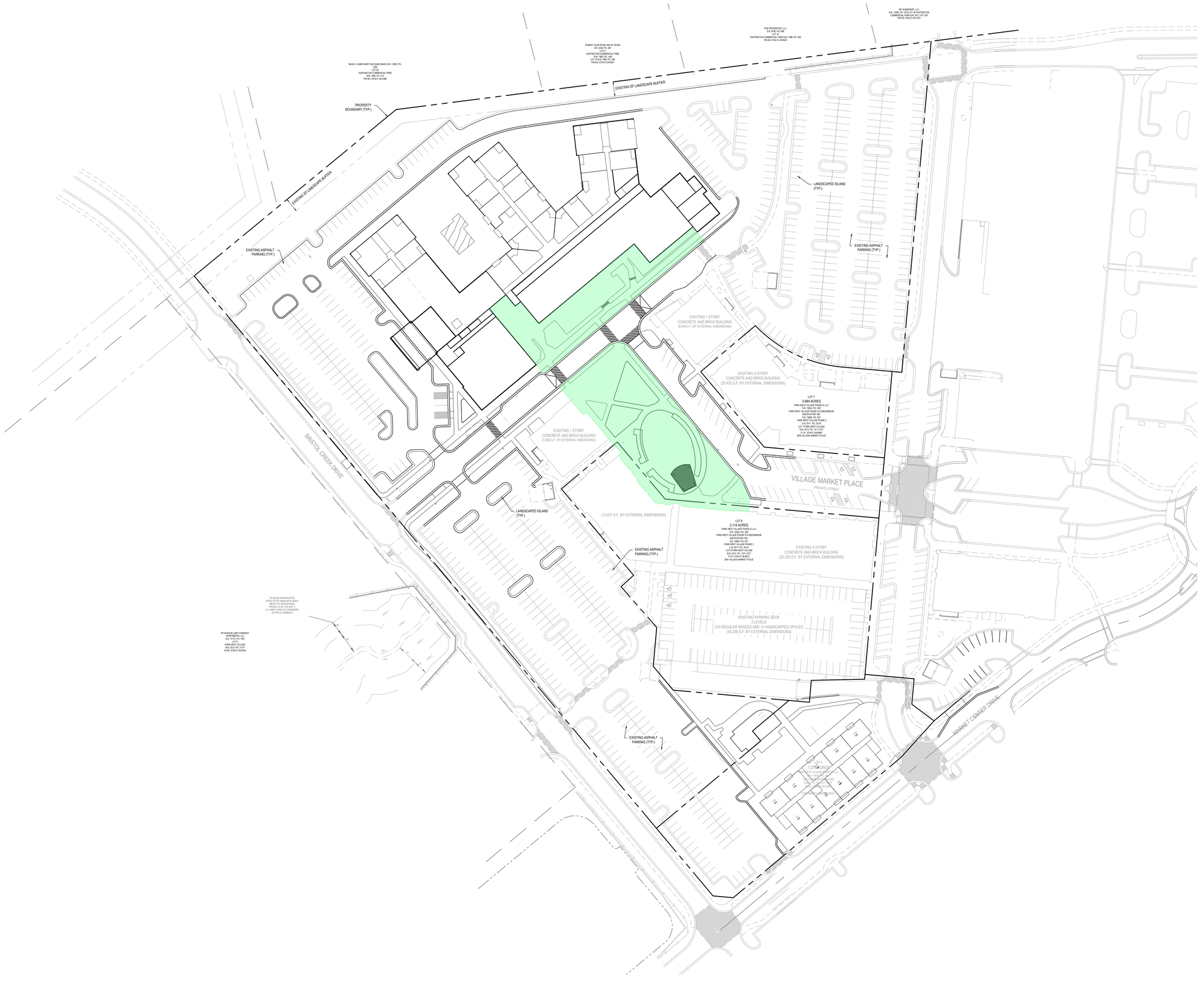
ENLARGED SITE PLAN

C2.1

EST. 1993

K:\23\22-0945\220945-Casto-Morrisville-PWV Theater Redevelop\CAD\Drawing Sets\Site Plan\C2.1 Enlarged Site Plan.dwg, Friday, October 20, 2023 11:42:04 - DCASE

Exhibit B



WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

our people • your success

CASTO Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS

PARK WEST VILLAGE THEATRE RE-DEVELOPMENT

Morrisville | North Carolina | WAke County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
0 30 60
1 inch = 60 ft.

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

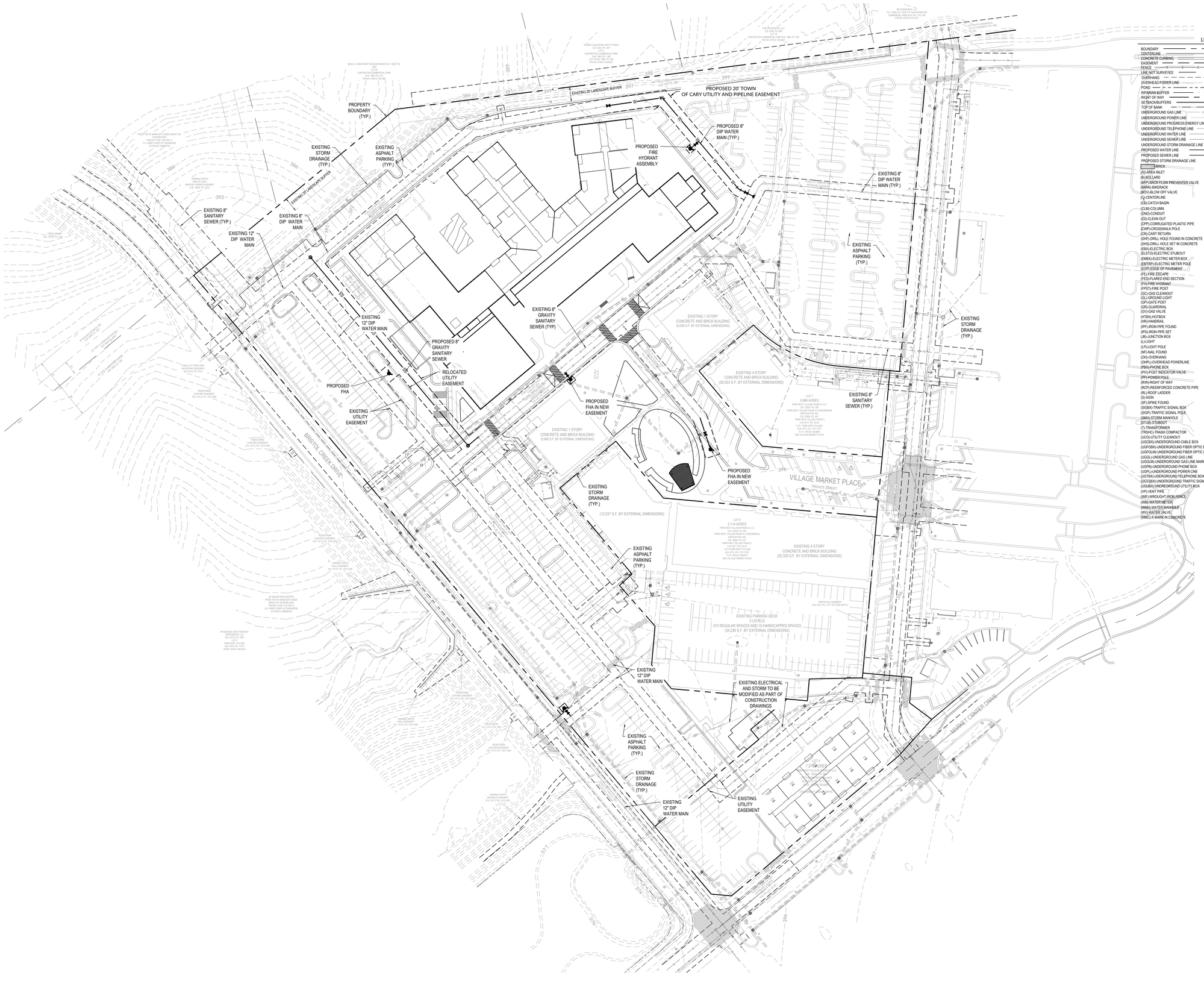
WR Job No.	DATE
02220945	10/20/2023
DRN: WR	DGN: WR CKD: WR

OPEN SPACE PLAN

C3.0

K:\23\22-0945\220945-Casto-Morrisville-PWV Theater Redevelop\CAD\Drawing Sets\Site Plan\C3.0 Open Space Plan.dwg, Friday, October 20, 2023 5:45:21 PM, GKASE

Exhibit B



WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

our people • your success

CASTO Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS

PARK WEST VILLAGE THEATRE RE-DEVELOPMENT

Morrisville | North Carolina | WAke County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
0 30 60
1 inch = 60 ft.

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

WR Job No.	DATE
02220945	10/20/2023
DRN: WR	DGN: WR CKD: WR

STORM DRAINAGE AND UTILITY PLAN

C4.0

K:\22\22-0945\220945-Casto-Morrisville-PWV-Theater Redevelop\CAD\Drawing Sets\Site Plan\C4.0 Storm Drainage and Utility Plan.dwg, Friday, October 20, 2023 15:43:19 - DCASE

Exhibit B

Mixed Use Development Narrative

for

PARK·WEST VILLAGE

A mixed-use development

Morrisville, North Carolina

Prepared for:

The Town of Morrisville
North Carolina

Applicant/Owner/Developer:

Park West Village Phase II, LLC
c/o Casto Southeast Realty Services, LLC
~~Morrisville Partners LLC~~
9705 Chapel Hill Road
Morrisville, NC 27560

Submittal date:

April 11, 2007
May 25, 2007
July 18, 2007
September 21, 2007
October 5, 2007
October 31, 2007
December 6, 2007
January 27, 2010
April 28, 2010
July 2, 2010
August 13, 2010
Revised April 16, 2012
Revised August 13, 2013
Revised March 20, 2014
Revised July 24, 2014
Revised August 3, 2016
Revised November 28, 2017
Revised December 1, 2020
Revised October 16~~1~~, 2023

WithersRavenel
Our People. Your Success.

Formatted: Space After: 6 pt

Formatted: Space After: 6 pt

Exhibit B

Park West Village
A mixed-use development
Morrisville, North Carolina

Applicant/Owner/Developer:
~~MP Subsidiary~~Park West Village Phase II, LLC
c/o Casto Southeast Realty Services, LLC
215 E Chatham Street, Suite 201, Cary, NC 27511
Contact: Mr. Thomas Lowell (919) 467-8880
TLowell@castoinfo.com

Civil Engineer:
WithersRavenel
115 MacKenan Dr., Cary, NC 27511
Contact: Tucker McKenzie, P.E. (919) 469-3340
tmckenzie@withersravenel.com

Transportation ~~Planner~~Engineer:
Kimley-Horn and Associates
3001 Weston Parkway, Cary, NC 27613
Contact: Kevin Dean, P.E. (919) 677-2000
kevin.dean@kimley-horn.com

Table of Contents

Mixed Use (MU) Development Narrative

1.0 Purpose Statement

2.0 Project Data

3.0 Permitted Uses

4.0 Design Controls and Development Standards

5.0 Public Facilities

6.0 Phasing

7.0 Waivers and Alternate Means of Compliance

8.0 Amendments and Approvals

MU Plan Narrative Figures

1.0 Conceptual Master Plan

MU Site Plan Sheets

Park West Village Mixed Use Planned Development Site Plan Sheets Under Separate Cover

1.0 PURPOSE STATEMENT

The Park West Village Mixed Unit Development ("the Development") concept is intended to bring a unique, vibrant, mixed-use community to the Town of Morrisville. The proposed development will blend a variety of commercial and residential land uses and product types into a planned community setting with a coordinated network of pedestrian routes, greenway, road network, public spaces and amenity areas. The Development provides for residential uses in close proximity to employment, shopping, and entertainment uses in an effort to create a walkable community.

The proposed development meets the broad intent defined in the Town of Morrisville Zoning Development Ordinance, Part B Article IV, to "accommodate a fully designed project that may incorporate a range of uses" in a district that provides "substantial flexibility from the conventional use, dimensional requirements, and development standards of the general districts".

The Development proposes the logical expansion of the mixed use land use designation on the Town of Morrisville Land Use Plan map to include the Park West Village site. Currently, the entire area north of the Southern Railroad, and east of Cary Parkway on both sides of Chapel Hill Road, NC 54, is designated Mixed Use on the Town's Land Use Plan.

This project represents a significant redevelopment of an existing developed site with some of the necessary infrastructure already in place to support new development. Mixed-use development of this site will promote more orderly, efficient town growth and help to meet two of Morrisville's key land use planning objectives: 1) to develop incentives to promote development on land within the existing corporate limits (infill development); and 2) to discourage urban development that skips available developable parcels to locate in areas that do not have the necessary public services (ref. Town of Morrisville Land Use Plan, section 2.1.1 Making Efficient Use of Limited Land Uses).

This document, together with the Mixed Use Site Plan Sheets, represents the Master Plan for development that shall guide implementation of the project. The intent of this document is to provide general information regarding the development program and to establish or clarify specific design controls appropriate for the development that may differ or vary from the Town of Morrisville Zoning Ordinance or other policy documents as is provided for in Part C, Article XIII Section 6 of the Zoning Ordinance.

2023 Amendment

PARK WEST VILLAGE HISTORY:
The Park West Village initial approval was consistent with the Future Land Use designation for a Mixed-Use Development. The current Morrisville Land Use Plan 2021 designation for the parcels covered by Park West Village is Regional Activity Center, which is planned for a broad range of uses including commercial, entertainment, office, and high density residential.

2008 Park West Village, A Mixed-Use Development:
Park West Village represents a significant redevelopment of an existing developed site with some of the necessary infrastructure already in place to support new development. The development is designed for future incremental infill development, taking great care on where to place utilities and infrastructure to allow for future growth and redevelopment within the existing footprint.

2010-2020 Amendments:

- Following the 2008 approval of the MUPD for Park West Village there have been major and minor modifications to the project approved by the Town of Morrisville, whether by the Town Council or by staff.
- In 2014 the Unified Development Ordinance (UDO) was adopted to replace the Morrisville Zoning Development Ordinance at which time the zoning of Park West Village was changed to Mixed Use Planned Development (MUPD), the closest district aligning with PWV and the new UDO.

Formatted: Font: (Default) Arial, 10 pt, Font color: Black

Formatted: Justified, Space After: 12.75 pt, Widow/Orphan control, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers, Tab stops: Not at 0.83"

- The MUPD zoning carried forward the Park West Village Development Narrative, TIA and Traffic Studies, Comprehensive Sign Plan, Site Plans, and various Amendments that had been previously approved.

2023 Amendment

- The 2023 Amendment is the progression of the Park West Village development to address changes in codes and society that have occurred in the 15 years since the inception of the project and to provide the framework that will allow Park West Village to continue to evolve for the future. The initial phases of the Park West Village occurred over approximately six to eight years from the approval. Significant changes in the lifestyles, living environments, how entertainment is defined, and commercial uses have occurred since the initial concept was proposed and approved. The Amendment incorporates the logical expansion and evolution of the mixed-use development, where the foundation was originally laid for an incremental infill, using existing infrastructure.

Formatted: No bullets or numbering

The Park West Village development, approved in January 2014 under the Land Use designation, Mixed Use Development), is consistent with the Town of Morrisville Land Use Plan 2021 designation Regional Activity Center planning objectives and key considerations:

- "Regional Activity Centers feature a mix of uses that create regional destinations, typically located at key intersections along major transportation corridors. These areas include concentrations of large regional employers, commercial, entertainment, and high density residential. Regional Activity Centers provide improved access to jobs, a compatible mix of uses, and access to a variety of transportation options."
- Encourage design that fosters attractive destinations where people seek to visit places for an experience, rather than a product.
- Allow for the integration of prominent visual landmarks like sculptures and ornamental structures near corners and entryways to further enhance Morrisville's image & identity.
- Encourage large sidewalks that can accommodate outdoor dining and seating.
- Ensure that common open spaces like plazas or public seating areas are easily accessible and placed in locations with higher pedestrian activity and visibility.
- Discourage buildings from orienting large blank walls toward primary streets.
- Encourage infill development of underutilized parking lots in existing regional activity centers.

End Section 1.0 PURPOSE STATEMENT

2.0 PROJECT DATA

A. Project Name: Park West Village

B. Applicant/Owner: ~~MP Subsidiary~~Park West Village Phase II, LLC
c/o Casto Southeast Realty Services, LLC
215 E Chatham Street, Suite 201
Cary, NC 27511
(919) 467-8880
~~Copy To: 5391 Lakewood Ranch Boulevard, Suite 100~~
~~Sarasota, FL 34240~~

Contact: Mr. Thomas Lowell
(919) 467-8880
Tlowell@castoinfo.com

C. Land Planner/ Civil Engineer: WithersRavenel
115 MacKenan Dr.
Cary, NC 27511
Contact: Tucker McKenzie, P.E. (919) 469-3340
tmckenzie@withersravenel.com

D. Zoning: Existing: ~~Community Activity Center(Lot 36 Huntington)~~Mixed Use Planned Development (MUPD)

E. Land Use: Existing: ~~Mixed Use w/ Southern Activity Center denotation~~Regional Activity Center (RAC)

F. Total Development Area: ~~98.744~~106.83 acres (~~94.744 acres lots 1-10 of~~ Park West Village and ~~4 acres~~ Lot 36 Huntington)

End Section 2.0 PROJECT DATA

3.0 PERMIITED USES

The following uses shall be permitted within the Development as provided for in Part C, Article IV, Table of Permitted Uses, of the Town of Morrisville Zoning Ordinance and the Town of Morrisville Unified Development Ordinance (UDO) as modified within.

The following uses are currently permitted by the Town of Morrisville, ~~Part C, Article IV Table of Permitted~~Article 4. ~~Uses~~Use Standards, in the Mixed Use Planned Development District (MUPD); uses with an Asterix are uses permitted under the Zoning Ordinance, Part C, Article IV with no equivalent in the UDO:

Dwelling, Single-Family D~~d~~etached
Dwelling, D~~d~~uplex
Dwelling, ~~townhouse~~ Single-Family Attached
Dwelling, condominium*
Dwelling, Multi-Family ≤50 du~~apartment~~
Dwelling, Multi-Family >50 du
Accessory Apartment~~, attached~~ (Accessory Use)
~~Accessory Apartment, detached~~
Day Care Center
Nursing Home
Special Events (Temporary Use)
Outdoor Sales (Temporary Use)~~,~~
~~Seasonal Construction Trailer,~~Temporary Construction-Related Structure or Facility (Temporary Use)
Real Estate Sales Office, Temporary (Temporary Use)
School, ~~public or private~~Business or Vocational
Club~~, Civic~~ or Lodge
Non-profit professional association*
Emergency Services
~~Municipal~~ Government Services, Administrative
County, State, Federal Services (except penal)*
Community Center
~~Public~~ Cultural Facility
Public Park or Recreation Facility
Private Recreation Facility, O~~o~~utdoor
Private Recreation Facility, ~~i~~Indoor ~~(includes theater/cinema for the showing of movies)~~
Private Entertainment Facility, Indoor
Private Entertainment Facility, Outdoor
Club, non-profit*
Recreation Facility, ~~r~~Residential ~~support~~ Support (Accessory Use)
Hospital
Clinic*
Urgent Care Facility
Office, ~~m~~Medical/ ~~d~~Dental
Office Park, ~~m~~Medical/~~d~~Dental
Service Establishment, professional*
Service Establishment, specialized*
Service Establishment, off-site*
Office Park
Research Laboratory
Temporary Office Structure (Temporary Use)

Office Retail*
Service Establishment, ~~p~~Personal
Retail Store < 3,000 sf
Retail Store 3,000 to <20,000 sf
Retail Store 20,000 to < 50,000 sf
~~Retail –Pet Store (Includes emergency veterinary care and grooming)~~
Retail Store 50,000 sf to <75,000 sf
Retail Store> 75,000 sf
Retail –Pet Store (Includes emergency veterinary care and grooming)*
Shopping Center, ~~n~~Neighborhood
Shopping Center, Major
Restaurant
Drive ~~through~~ Through ~~s~~Service ~~f~~Facility (on lot 3 ~~restuarants~~restaurants, subject to additional requirements below)
Automobile Repair, M~~m~~inor
Automobile Service Station
Car Wash/ Detailing
Parking Deck or Lot
Park and Ride Terminal
Bus Station
Broadcasting Station~~s~~
Canopies*
Hotel/Motel

Formatted: Space After: 0 pt

"All uses hereafter permitted by the Town of Morrisville in its Mixed Use Planned Development District zoning, or its successor, shall also be permitted as part of this application."

Formatted: Right: 0", Space After: 25.5 pt

The following land uses shall b~~b~~e permitted in addition to those land uses currently permitted in ~~Part C, Article IV~~UDO Article 4. Use Standards of ~~Permitted~~ Principal Uses in the Mixed Use Planned Development District ~~zoning~~ or its successor:

~~Hotel/Motel~~

Restaurants with drive-through service facilities (on Lot 3 only)**.

Notwithstanding, Traditional "fast food" restaurants with drive through service facilities shall not be allowed. By way of example, fast food restaurants are typically defined as restaurants that include:

- Pre-prepared and/or packaged food ready for take away
- Low cost
- ~~-~~Limited menu

(At the time of this modification, 2016 examples of traditional "fast food" restaurants include, but are not limited to, McDonald's, Burger King, Taco Bell and Kentucky Fried Chicken).

Fast casual and other restaurants are allowed to include drive through service facilities and pick up windows. Fast casual restaurants are typically defined by:

- Meal price above fast food and below full table service
- Made to order meals

(At the time of this modification, 2016 examples of fast casual restaurants include, but are not limited to, Newk's Eatery, Jason's Deli, Noodles & Company, Panera Bread, and Chipotle).

Lot 36 will be limited to the uses allowed within the Town of Morrisville UDO Community Activity Center zoning district effective on December 8, 2020.

"All uses hereafter permitted by the Town of Morrisville in its Mixed Use Planned Development (MUPD) District zoning, or its successor, shall also be permitted as part of this application."

** If drive through window(s) for restaurant uses on Lot 3 is directly visible from Cary Parkway, the window will be screened solely or by a combination of evergreen plant material, walls or other opaque screening material.

The following uses shall not be permitted:

Crematorium
Stonecutting/ Monument Sales
Tire Capping and Retreading
Vehicle Towing Service

End Section 3.0 PERMITTED USES

4.0 DESIGN CONTROLS AND DEVELOPMENT STANDARDS

Development standards within the Park West Village Mixed Use Planned Development ~~d~~District shall be in accordance with the Morrisville UDO including the approved sketch plan, with the exception of the following items:~~Part C, Article xm Section 6 of the *Zoning Ordinance*.~~

4.1 Use Standards

4.1.1 Land Use

The Park West Village Site Plan *(See Overall Site Plan,* Sheet C11.00) illustrates the proposed location of different uses.

The allowed land uses within Park West Village Mixed Use Planned Development may be located anywhere within the MUPD limits, provided the site plan complies with the Morrisville UDO and this Planning Development Narrative including the Master Plan and any subsequent modified plans.

Land Uses

Modifications to the site plan that include allowed uses and are consistent with the Mixed Used Planned Development district will follow the approval process in ~~2.0 Project Parameters~~Section 8.0 Amendments and Approvals.

Changes to Land Uses

The Mixed Use Planned Development zoning allows for The Site Plan and allowed Land Uses provides for a variety of uses. And while the Site Plan contemplates specific locations of uses, the ultimate development of the project must be able to respond to market conditions over the development period.

The approved Development is permitted modifications to the type, size and location of each use with the approval of the Planning Director provided that the approved changes do not exceed overall intensities provided for this Development, or exceed by more than 10 percent the total trip generation provided for in the project Traffic Impact analysis (TIA) except as provided for within, and that the requested change does not exceed the authority granted to the Planning Director.

Changes to Proposed Uses

The Site Plan provides for a variety of uses. While the Site Plan contemplates specific uses, the ultimate development of the project must be able to respond to market conditions over the development period.

The approved Development is permitted modifications to the type, size and location of each use with the approval of the Planning Director provided that the approved changes do not exceed overall intensities provided for this Development, or exceed by more than 10 percent the total trip generation provided for in the project Traffic Impact analysis (TIA) except as provided for within, and that the requested change does not exceed the authority granted to the Planning Director in Part C, Article XIII, Section 9 of the *Zoning Ordinance.*

4.2 Off-Street Parking and Loading**

Parking and loading for all uses included in Park West Village shall comply with ~~Part C, Article XII~~UDO Section 5.10 Parking and Loading ~~of the Town of Morrisville Zoning Ordinance~~ except as provided for in Section 7.0, Waivers and Alternate Means of Compliance. Tabulation of parking spaces toward meeting these requirements shall be calculated as the sum total of parking for the development, such that required minimum and maximum ratios are met by the collective parking total for the entire Development.

***refer to Overall Site Plan Sheet C11.00 for detailed parking calculations*

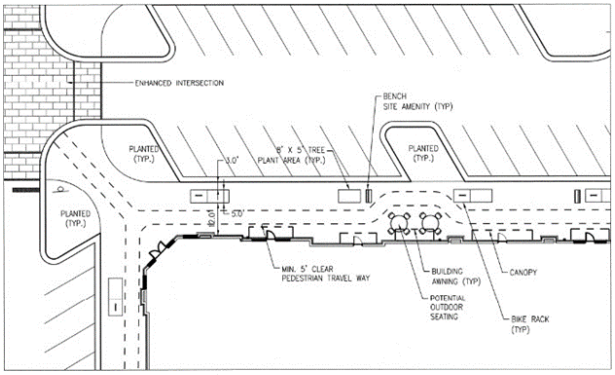
4.3 Open Space

The Park West Village development provides for a variety of public gathering spaces and amenity areas. These spaces take the form of plazas in the heart of the mixed-use environment, seating areas along landscaped streetscapes, and recreation areas within the multi-family product areas. In addition, residents of the mixed-use residential units will have access to the recreation facilities and green space within the multi-family portion of the development including clubhouse and play areas.

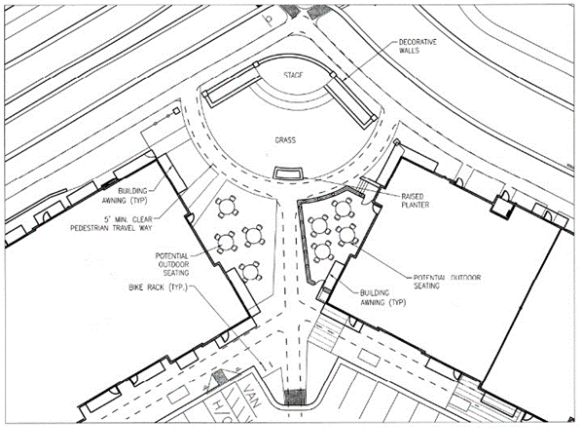
4.4 Outdoor Seating

The Park West Village development will provide for a variety of outdoor seating areas in yet to be determined areas. These areas will most often be associated with restaurants and food service businesses and occur between the buildings and the street. Design guidelines are provided on the plans and herein to ensure that such amenities occur in such a way that enhances street activity and does not impede pedestrian movement. A typical detail is provided ~~on Sheet C15.02~~ to illustrate required clear zones between defined outdoor seating areas and the street. This includes clear pedestrian paths between seating area furniture and fencing and trees, signage, or other site furnishings that may impede pedestrian flow. The location and quantity of outdoor seating shall be at the discretion of the property owner and shall be permitted as part of the approved site plan for the development in all cases where the design guidelines established within can be met.

Examples of outdoor seating areas:



STORE FRONT PEDESTRIAN CIRCULATION (TYPICAL)



OUTDOOR PLAZA PEDESTRIAN CIRCULATION (TYPICAL)

4.5 Green space/Impervious Surface

The existing site plan for Park West Village (Lots 1-10, the original Park West Village properties) incorporates approximately 31 % of greenspace. Per Article II, Section 9 of the Zoning Ordinance, a reduction in required greenspace is provided for, with ~~Board of Commissioners~~Town Council approval in 2008, if specified measures are taken to enhance stormwater measures and the overall quality of design for the development. The following enhancements have been offered to support this request for a reduction of greenspace:

- Alternative stormwater techniques: Stormwater infiltration devices have been incorporated into several locations within the commercial and residential portions of the subject site. These infiltration devices have been designed to capture the 1-year design storm for approximately 4.5 acres of drainage within a subsurface sump, and slowly release the 1-year storm discharge volume through a flow distribution device into the buffer. Larger storm events will be routed through the

sump to the proposed stormwater wetland areas onsite. The stormwater infiltration devices include a flow distribution device that will discharge onto rip rap pads, along existing topography for infiltration. (Refer to the detail sheets of the "plan" for additional design parameters.) This proposed design is intended to help alleviate the increase in impervious area within the existing stream's watershed, by providing it with filtered groundwater during smaller storm events. In addition, the project is engineered to comply with proposed and enhanced water quality standards of the Town that have not been implemented.

- Architecture: A distinct unity of design framework has been established for Park West Village to create a unified vocabulary of forms and materials while providing for flexibility to create unique buildings and districts within the development.

- Landscape design: The quantity of landscaping within the development is extensive and enhanced by landscape plazas and hardscape features throughout.

- Interconnectivity: The proposed site plan creates an extensive walkable, interconnected pattern of streets and pedestrian zones connecting retail and residential uses. Vehicular and pedestrian access is provided to all sides of the property except to the residential land uses to the south of the railroad on the southern property border. Public spaces among shops are provided along a main street environment and outdoor cafe seating will liven the streets throughout the day. A public greenway is also incorporated along the site perimeter and connects the multi-family use to the mixed use areas of the development.

- Parking: There are no parking fields between buildings and the bordering public streets around Park West Village, with the exception of Lot 36. Parking is broken up by large landscape islands and by virtue of the site plan that forms the urban form of the project and screens views to parking from different sightlines throughout.

- Public Spaces: Gathering spaces and plazas will be found throughout the development as well as sidewalk cafes and landscaped streetscapes. Green space and recreation amenities will be available to the multi-family residents and mixed use residential residents as well.

- Buffers to adjacent residential: Substantial vegetated buffers and the railroad corridor buffer the project from the adjacent residential neighborhoods to the south. The reduction in greenspace has no adverse affect on these properties.

Park West Village was initially developed with the specific parameters defined above to receive the reduction in the required pervious area. Redevelopment or additions to the project will continue to be allowed with the reduced pervious area stated above.

Lot 36 will meet the requirements of the UDO for ~~minimum green space(35%)~~lot coverage and buffer requirements, except that no internal buffers will be required to other properties within the Mixed Use District.

End Section 4.0 DESIGN CONTROLS AND DEVELOPMENT STANDARDS

5.0 PUBLIC FACILITIES

5.1 Greenways

The Park West Village development provides for construction of a portion of the Town Greenway Master Plan within the property limits and along public rights-of-way as follows:

5.1.1 An 8 foot wide asphalt path along the entirety of the southern boundary (railroad);

5.1.2 ~~and A~~an 8 foot wide concrete path eastern site boundaries (Cary Parkway);

5.1.2 A 5 foot concrete path along the NC 54 boundary; and

5.1.3 A minimum twenty foot easement along the entire length of the greenway constructed as part of the Development, except where reductions in the easement width are approved by the Town to minimize impacts to perimeter buffers.

5.2 Public Transit

The Park West Village development will provide, at a minimum, ~~for~~ one public transit stop internal to the site ~~or adjacent to the project~~ to accommodate public transportation in the Town of Morrisville. The ~~F~~final transit stop location will be coordinated with the Town of Morrisville and GoCary. Access easements and agreements will be executed with appropriate parties to accommodate public transportation circulation and a transit stop with amenities within the site.~~Triangle Transit Authority and is currently anticipated to be on NC 54 adjacent to the project.~~

End Section 5.0 PUBLIC FACILITIES

6.0 PHASING

As of 2011, all required off-site roadway improvements were completed and accepted, This section remains for context.

Off-site roadway improvements will be constructed concurrent with development of the site. All off-site roadway improvements will be complete prior to issuance of Certificates of Occupancy for more than 100,000 square feet of retail.

The developer shall install and upgrade traffic signals, identified in the TIA, Traffic signals will be installed when warranted and permitted by NCDOT. Once warranted and permitted the developer shall install and upgrade the traffic signals prior to the Certificates of Occupancy for 100,000 square feet of building use. In order to guarantee the purchase and installation of the traffic signals the developer shall provide a bond or letter of credit to either the Town of Morrisville or the NCDOT:

If a bond or letter of credit is required to be provided to NCDOT then the developer shall provide the Town written confirmation from NCDOT accepting the bond or letter of credit and a copy of the bond or letter of credit.

If the bond or letter of credit is required to be provided to the Town then the bond or letter of credit shall be based on a cost estimate from a Professional Engineer and verified by the Morrisville Engineering Department. The cost estimate shall be based upon a detailed design that is approved by the Town and permitted by all applicable regulatory agencies such as NCDOT and NCDENR Division of Water Quality, etc. The amount of the bond or letter of credit shall be one hundred twenty-five percent (125%) of the verified Professional Engineer's estimate to account for design errors and omissions, contingencies, inflation, changing regulatory codes and the Town's administrative costs. The cost estimate shall be

provided once the NCDOT has approved Construction Drawings for the signals. The bond or letter of credit shall be submitted to the Town prior to the release of the Town Construction Drawings. The Town shall release the bond or letter of credit upon written verification that NCDOT has accepted the traffic signals' installation.

End Section 6.0 PHASING

7.0 WAIVERS AND ALTERNATE MEANS OF COMPLIANCE

The following provisions for Alternate Means of Compliance to the ~~Zoning~~ Unified Development Ordinance are hereby incorporated as part of the Park West Village Mixed Use Planned Development District:

7.1 Parking

7.1.1 Parking dimensions: 9'x18' spaces shall be permitted where spaces are head-to-head with no overhang and where minimum drive aisle dimensions are met.

7.1.2 Parking Rows: Parking rows will be allowed to exceed 20 spaces in a row on all levels of parking structures~~, provided the developer shall add pots and/or planter boxes with plantings on both ends of each row of parking spaces to the upper level only of the parking structure. The developer shall show the pots and/or planter boxes and proposed plantings on the Construction Drawings prior to their release.~~ .

7.1.3 Bike Parking shall be distributed throughout the development.

7.1.4. Shared parking will be allowed within the project area. Reductions to the overall parking less than 10% shall be approved administratively with an updated parking layout. Reductions of more than 10% and up to 50% shall be subject to shared parking reductions per the UDO.

7.1.5 Required parking

USE	PARKING SPACES REQURED
Shopping Center (Retail, Restaurant, office)	4 Spaces per 1,000 sf (maximum)
Hotel	1 per 2 guest rooms + 1 per 1,600 sf of assembly space (minimum)
Dwelling, Multi-Family	1 bedroom, 1 per du 2 bedroom, 1.5 per du 3 bedroom, 2.0 per du

*Parking calculations are shown on the cover of the Master Plan and any subsequent plan amendments

7.2 Loading

7.2.1 Single story commercial buildings exceeding 25,000 SF will include a dedicated loading area as defined by the UDO or specific loading bays.

7.2.2 Mixed use buildings exceeding 50,000 SF will have loading/service areas as defined by the UDO.

7.32 Landscape, Buffers, Open Space, and Tree Preservation

7.32.1 Foundation Plantings (non-residential uses and ground floor of mixed-use buildings)

An alternate means of compliance is proposed to meet the requirements of Article IX (Landscape Ordinance), Section 6.5 (Foundation Plantings) (1) Foundation Plantings: (Non-residential Dwelling, Multi-family, and Dwelling, Condominium)5.12.5 Foundation Plantings:

1. Plant material heights will vary, based on storefront window and door design.;

2. A minimum separation of a 6' landscape strip shall be provided between the buildings and any sidewalks.

Due to the nature of mixed-use planning and the dimensional relationships between streets, public areas and buildings, the minimum foundation planting requirements will be met by providing for relocation of foundation plantings to be incorporated in sidewalk and plaza planters as shown on the Landscape Plan sheets. The current design will create shaded, pedestrian-friendly streetscape environments, aesthetically pleasing building elevations, and maintain the minimum amount of pervious area committed to in the application.

7.32.2 Streetyard Plantings and Buffers

An alternate means of compliance is proposed to meet the requirements of UDO Section 5.12 Landscaping and Section 5.7 Perimeter and Streetyard Buffers. Article IX (Landscape Ordinance), Section 6.2 (General Design Requirements) and Section 6.4(Design Requirements Based on Street Type)

Buffer Location	**Minimum Width**
Perimeter street yards/ buffers along Morrisville Parkway, Cary Parkway, and NC 54 (Chapel Hill Rd)	20 ft
Buffers along property lines not abutting public streets	20 ft
Buffer abutting NC Railroad Right of Way (includes a 6 ft high chain link fence)	30 ft
Interior property line or Street yard between lots	0 ft

**Some buffers have been approved with a retaining wall along the streetyard*

1. 20' wide parallel to public rights-of-way

Due to the mixed-use district having no setback requirements, the dimensional relationships between streets, public areas and buildings, buildings and patios will be allowed to encroach into the streetyard under the following conditions:

- *A retaining wall has been permitted within the streetyards along Chapel Hill Road, Cary Parkway, and Morrisville Parkway as shown on site plans.*
- *The required streetyard plantings can be provided between the retaining wall and the public right-of-way.*

- *The building or patio occupies no more than 25% of the required streetyard width.*
- *The building or patio occupies no more than 50% of the length of the retaining wall permitted within the streetyard.*

7.3.3 Open Space

The Park West Village development provides for a variety of public gathering spaces and amenity areas. These spaces take the form of plazas in the heart of the mixed-use environment as follows:

- Walking trails or paths,
- Seating areas along landscaped streetscapes,
- Recreation areas within the multi-family product areas.

The initial approval of the Park West Village MUPD did not require the provision of a specific amount of Open Space. The project approval included areas for active and passive use as part of the mixed use development. The nature of the project requires the flexibility to provide varying types and locations for active and passive use areas to be determined by the Owner. The active and passive use areas may include but are not limited to the following:

- Outdoor seating areas,
- Plazas,
- Stream buffers,
- Stormwater areas with pathways or walkways, and
- Pocket park type areas for passive use.

Park West Village was initially approved on the basis of having the areas listed above provided, which have been included with the development of the project. Any infill or redevelopment of the project will maintain the same amount of total open space, as defined by this section (7.3.3), within the redevelopment area.

7.3.4 Tree Preservation

Park West Village was initially approved and developed prior to tree preservation requirements within the UDO. The development has existing tree canopy preserved within environmental features and an existing 30-foot buffer along the NCRR Right-of-Way.

Any areas with existing tree canopy preservation that are impacted by infill or redevelopment shall be replaced at a rate of 1 tree for each tree impacted or removed in the originally approved area along the NCRR Right-of-Way. In addition, tree preservation easements will not be required for the areas identified above.

7.~~3~~4 Architectural Design Standards & Architectural Waivers

See Exhibit A for Site Plan showing referenced buildings.

7.4.1 Mixed Use Buildings and Commercial Buildings

The buildings within the mixed use development will comply with UDO Section 5.9 for all commercial and mixed use as modified by this Mixed Use Development Narrative.

7.4.2 Multifamily and Mixed Use Buildings

Multifamily buildings and multi-family floors of mixed-use buildings will comply with UDO Sections 5.9.8.2, 5.9.8.3, 5.9.8.5, and 5.9.8.6. as modified by the Mixed Use Development Narrative. In addition, multi- family stories of mixed-use buildings will have the option to comply with either the multi-family requirements or mixed-use requirements of UDO as modified by the Mixed-Use Development Narrative.

7.~~4~~3.~~3~~1 Exterior ~~Facade~~Façade Materials

In addition to the wall materials listed in ~~section 3A.A~~tables 5.9.4.B.1 and 5.9.4.B.2, Metal Panels and Translucent Panels (i.e. Kallwall) are allowable as non-dominate wall materials. Glazing will also be considered an allowable dominate wall material. High quality, durable faux wood materials shall be allowed as a predominate wall material in tables 5.9.4.B.1 and an "A" material 5.9.4.B.2. Due to the design characteristics illustrated for the project, ~~we need~~ the materials to create the variety of building elevations desired.

7.4.4 Single Story Multi-Tenant Retail Buildings – Fenestration Design and Materials

The design of the Tenant facades, as illustrated below, shall comply with 5.9.5 with the following deviations.

- The primary materials within the Fenestration will be glass and shall not be less than 50% of the individual tenant storefront area, but additional materials may be used within the area allocated for the storefront. These materials could include any materials listed within Table 5.9.4.B.2 and as allowed in this Narrative.
- The fenestration length and height required shall be based on the square footage area calculated above and can be a height and width ratio fitting within the tenant façade area.
- The area within the existing or proposed single story multi- tenant buildings used for the fenestration area is per the following illustration:



- This deviation only applies to the Fenestrations area as required by the UDO. All other material requirements for the building will comply with the UDO and allowed modifications in this Narrative.

7.4.5 Multi Story Mixed Use Ground Floor Tenant Façade Design

The design of the Tenant facades on the Ground Floor shall comply with 5.9.5

with the following deviations.



- The façade area shall be from the FFE base to the top of façade wall and go from demising wall to demising wall as illustrated below.
- All materials listed in 5.9.4.B.2 used at the ground floor level of a Multi-Story Mixed Use building shall be considered predominate materials when used on the tenant's front and side façade with the exception of EIFS. The flexibility in material choice is to give tenants the ability to create a unique façade to aid in their identification.
- The glazing area within this Tenant Façade Area shall be a minimum of 25% of the overall area of the Individual Tenant Façade Area.
- The fenestration length and height required shall be based on the square footage area calculated above and can be a height and width ratio fitting within the tenant façade area.
- The following illustration is showing the possible area of the tenant façade available for each tenant:

The width will be dependent on the actual demising wall locations. The top of the façade wall will be determined as the visual top of the façade. This will be the floor line above if the façade wall is flush from the ground floor to upper floors. If the upper floors are step back from the ground floor, the façade wall top will be the visual top of the ground floor, which may be a guardrail wall for balconies or parapet walls.

7.4.6 Multifamily Development Fenestration

The design of the fenestration shall comply with 5.9.8.C.5 with the following deviations:

- The wall shall be configured with 35 percent windows and/or doors measured from the lowest residential floor to the roof bearing line.

The reason for this request is to allow the height of the parapet be extended as necessary to screen all roof top equipment and allow changes in height for a variety of the top line of the building parapet.

7.~~4~~3.~~7~~2 Depth of Movement Percentage: ~~Facade Walls~~

~~Depth of Movement Percentage: We currently have 7~~Seven fa~~c~~cades over 100' in length that do not comply with this requirement. They vary from 0% change to 2% change. We are asking for a deviation to have a change in plan of no less than 1% for these 7 ~~facade~~façades. (Due to the use of building materials such as Tilt concrete, the lapping of the wall planes cannot exceed the material depth).
~~Due to the use of building materials such as Tilt concrete, the lapping of the wall planes cannot exceed the material depth.~~

7.~~4~~3.~~8~~3 Animation

~~We currently have 12~~Seven façades over 100' in length do not comply with the requirement. ~~buildings with at least one facade that does not comply with this requirement.~~ Façades vary from 0% change to 2% change. The ~~We are asking for a~~ deviation is to have a change in planes of no less than 1% for the 7 façades.

- A1-R3 – 2 deviations east and west elevations
- R5-R7 – 1 deviation south elevation
- R15-16 – 2 deviations east and north elevation

(Due to the use of building materials such as Tilt concrete, the lapping of the wall planes cannot exceed the material depth).~~from the stated 60% to no less than 45% for these 12 buildings. The current plans provide for a range of horizontal animation but due to tenant up fit conditions for the interior and the nature of the use of the buildings, we are not able to incorporate animating elements on all building walls.~~

7.~~4~~3.~~9~~4 Horizontal Glazing

~~We currently have 10~~Ten buildings with at least 1 ~~facade~~façade ~~that~~ do ~~es~~ not comply with ~~this~~ the requirement. ~~We will be asking for a~~The deviation is from 50% to 40% on the~~se~~ 10 buildings, with the exception of Anchor 1.

- ~~On~~ Anchor 1 Street C side elevation ~~we are asking for a~~the reduction is to 35%.
- A1-R3 – 2 deviations west and north sides

The ~~current~~ plans provide for a range of glazing but due to tenant up fit conditions for the interior and the nature of the use of the buildings, ~~we are not able to~~the incorporat~~e~~ion of horizontal glazing is not possible on all building walls.

7.~~4~~3.10~~5~~ Vertical Glazing

Fifteen ~~We currently have 15~~ buildings with at least 1 ~~facade~~façade ~~that~~ do~~es~~ not comply with this requirement. ~~We will be asking for a r~~Reduction from the 60% vertical Glazing to 50% vertical glazing with the exception of~~.~~ ~~On~~ Anchor 1.

- Anchor 1 ~~we are asking for a~~ reduction from ~~the~~ 60% to 40%~~.~~
- A1-R3 – 1 deviation on north side

The ~~current~~ plans provide for a range of vertical glazing but due to tenant up fit conditions for the interior and the nature of the use of the buildings, ~~we are not able~~it is not possible to incorporate vertical glazing on all building walls. Also due to site constraints i.e. topography, ~~we cannot extend the~~the extension of glazing to the ground and ~~cannot~~ extension above the ~~d the glazing above the~~ ceiling lines cannot be accomplished in order to achieve 60% vertical glazing. See attached Exhibit A for indication of the Named Driveways (Private Roads) to which this waiver applies.

7.~~3~~4.11~~6~~ Materials for Buildings Adjacent to NC 54 and Cary Parkway

Buildings adjacent to NC 54 and Cary Parkway must meet all the requirements of ~~Part C, Art. XIV.~~table 5.9.4.B.2 and ~~5~~5.9.4.B.1. See Exhibit A for the specific buildings subject to this section.

7.~~3~~4.12~~7~~ Predominant Materials for Buildings Not adjacent to NC 54 or Cary Parkway

~~The predominant material, 75%, of the B~~buildings not adjacent to NC 54 or Cary Parkway may consist of brick, stone, CMU, glass, metal, or stucco or other materials to meet the predominate material requirement as defined in this section. This 75% predominate material is calculated by taking an average of all the buildings internal to the site. However, the stucco cannot exceed 30% on any one building.

7.~~3~~4.13~~8~~ Non-Predominant Materials for Buildings adjacent to NC 54 or Cary Parkway

N~~The n~~on predominant materials, 25%~~,~~ of the building façade, for buildings ~~not~~ adjacent to NC 54 or Cary Parkway can include metal in addition to the materials listed in Tables 5.9.4.B.1 and 5.9.4.B.2 within the ~~ordinance~~UDO.

7.~~4~~3.14~~9~~ Concrete Walls Tilt Up. Anchor 1, R1, R2, R3, R4, R5, R6, R7

~~The rear of~~ Anchor 1, R1, R2, R3, R4, R5, R6 and R7 rear walls can have exposed tilt-up. ~~The end of the wall on~~ Anchor 1 adjacent to Village Market Place shall be enhanced. These exposed tilt concrete walls can be excluded from the totals required in ~~7.3.7 and 7.3.8 above.~~Predominant and Non-Predominant Materials Category above. See attached Exhibit A for indication of the walls to which this waiver applies.

7.4.15 Coated Brick and Masonry

Brick and masonry are allowed to be coated with stain or mineral silicate paint. The brick or masonry, if coated, will count towards the required façade material as brick or masonry.

~~7.43.10 Upgraded building materials and façade materials will be provided on the West side of the Cinema.~~

~~7.43.11 Building A of Lot 36 will meet the Architectural requirements of the Morrisville UDO except for the façade facing Morrisville Parkway under the following conditions:~~

~~A mural or artwork may be installed along this façade on a surface that may include but are not limited to stucco, metal panel, fiber cement siding, or cement panel for the installation of artwork on the building façade. In this case the architectural standards, within UDO Section 5.9 or its successor, will not apply to the section of the wall that contains the mural, including but not limited to material requirements, fenestration, façade movement, glazing, etc. Mural or Artwork can be installed in the area as shown on Exhibit B.~~
~~The content of the Mural shall not contain (i) any profane language or images, (ii) any political statements or (iii) language that would be considered as additional signage. This does not preclude installation of allowable building signage, that has been properly permitted, from being installed within the Mural or Artwork area shown on Exhibit B and above any artwork that may be placed.~~

Commented [BV1]: Delete?

7.4~~5~~ Signage

7.45.1 The Park West Village Planned Development signage shall comply with the Comprehensive Sign Plan.

~~TOM Zoning Ordinance Section 3.7 (limits signs to a 12" projection). Blade signs, per the Comprehensive Sign Plan, shall have a maximum projection of 3' 0" from the building face.~~

7.45.2 Park West Village Logo

The Park West Village Logo is not to be considered as signage. The PWV logos are allowed as follows:

a. Located on site amenities such as benches, street signs, umbrellas, planters, and pots used for vegetation , murals, and regulatory signs.
b. Park West Village ID only.
c. ~~TOM Zoning Ordinance Section 5 (section requires signs to have a permit. We would like these elements to be permissible under section 4 (Signs not requiring a permit.)~~ Maximum of one (1) square foot, measured with one rectangle, per amenity.

7.56 Special Events

7.56.1 Internal Special Events, including but not limited to music, arts, community events, holiday events and shows shall be allowed to occur on a frequency and duration as determined by the property owner, provided that the appropriate Special Event or other permits are obtained from the Town of Morrisville.

7.67 ~~Permanent~~ String Lighting

7.7.1 String lighting will be allowed for use throughout the project as an architectural element, adjacent to or between the buildings, or landscape/hardscape element. String lighting shall not be blinking, chasing, or other types of movement when visible from the public Right of Way (NC 54 and Cary Parkway).~~Permanent overhead (clear or white) string lighting will be allowed for use in outdoor seating areas associated with restaurants and outdoor amenity areas associated with the residential uses within the development. The lights will only be allowed to be placed overhead, whether in addition to a trellis or with separate supports, in areas that are not visible from the public right of way (NC 54 and Cary Parkway). The permanent string lights will comply with the North Carolina Electrical Code requirements and the National Electric Code for outdoor use and will be UL rated for commercial use outdoors.~~

~~Residential amenity areas are considered to be pool and outdoor gathering areas. Outdoor seating for restaurants includes patio areas and designated outside seating, whether or not fencing is provided.~~

~~7.7 Temporary String Lighting~~

~~7.7.1 Temporary overhead string-style lighting will be allowed for use in seasonal outdoor sales areas. These areas will include tree lots, pumpkin patches or other sales areas that are onsite for 60 (sixty) days or less annually. The lights will only be allowed in areas that are not visible from the public right of way (NC 54 and Cary Parkway). The temporary string-style lighting will comply with the North Carolina Electrical Code requirements and the National Electric Code for outdoor use and will be UL rated for commercial use outdoors.~~

7.8 Subdivision

Dimensional requirements for lots identified in UDO Section 5.3.2.E,F,G, H and I shall not apply within the MUPD if the parcels created are subject to common private operating agreements and the lots comply with all other legal requirements.

7.9 Video Screens

Video screens in the common area of the MUPD will be allowed provided they are not visible from public streets and the top of the screen is not higher than the surrounding buildings. The video screen can be used for items such as broadcast events, in association with live events, movies, other entertainment uses and events, and sponsorship. The video screen in the common areas does not include outdoor screens that may be in use by residential properties or commercial tenants for the private viewing of residents, guests, and or customers.

7.10 Building Setbacks

There will be no required building setbacks in accordance with the 2008 approval of the MUPD. For clarity, there will also be no required setbacks between internal lot lines.

End Section 7.0 WAIVERS AND ALTERNATE MEANS OF COMPLIANCE

8.0 AMENDMENTS AND APPROVALS

The Park West Village development includes a Traffic Impact Analysis (TIA) based on the mixed-use development with a maximum number of dwelling units and nonresidential square footage and uses. For the development, parameters refer to the Park West Village TIA dated July 13, 2007 and subsequent Traffic Studies submitted to the Town of Morrisville to show compliance with the total trips. The most recent trip generation letter is dated ~~December 5, 2022~~July 18, 2023 ~~–~~or titled Park West Village Redevelopment – Trip Generation Analysis.

Commented [BV2]: Enter date of new TIA

~~Any amendments to the Master Plan, that are in conformance with the zoning conditions and not exceeding the total peak hour trips in the TIA shall be administratively approved by the Town of Morrisville Planning Department.~~

~~Where amendments to the Master Plan are in conformance with the zoning conditions but exceed the total peak hour trips in the TIA, an updated TIA may be required to show any potential impacts.~~

~~Master Plan amendments not in conformance with the zoning conditions shall seek a map or text amendment (rezoning) to amend the Master Plan and zoning conditions.~~

*In 2011 all improvements recommended by the TIA, as approved by NCDOT and the Town of Morrisville, were fulfilled.

8.1 Minor Revisions to Approved Plans

The Town of Morrisville Planning Director may administratively approve changes to buildings and site elements that do not alter the character and/or nature of the Development. Changes may include changes in ~~facade~~ façade design and building footprints or building location such that these changes do not represent a change in the overall character and intent of the approved site plan. The Town of Morrisville Planning

Director may also administratively approve variations in the location and/or type of a permitted use (ref. Section 3.0 "Permitted Uses") within the Development as provided for in ~~Part C, Article XIII, Section 9 "Revisions to Approved Plans" of the Town of Morrisville Zoning Ordinance.~~Section 2.4.8D Modification or Amendment of Approval.

8.2 Major Revisions to Approved Plans

Any other modification shall require an amendment of the PD Plan/Agreement in accordance with UDO Section 2.4.8.D Modification of Amendment of Approval.

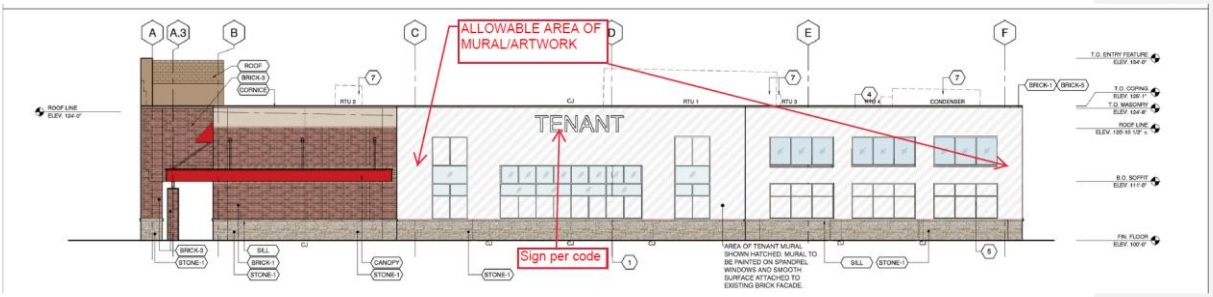
End Section 8.0 AMENDMENTS AND APPROVALS

EXHIBIT A


LEGEND
7.3.9 ALLOWABLE EXPOSED TITLE CONCRETE
NAMED DRIVEWAYS
BUILDING FRONTING ON NAMED DRIVEWAYS GLAZING REQUIREMENTS APPLY
PUBLIC ROAD
R15-R16
A1-R3
R5-R7
MIXED USE DEVELOPMENT NARRATIVE
PARK WEST VILLAGE
PARK WEST VILLAGE
MORRISVILLE, NC
WAKE CO.
WithersRavenel
SCALE: 1 inch = 500 FT.
FIGURE 1


LEGEND
7.3.9 ALLOWABLE EXPOSED TILT CONCRETE
NAMED DRIVEWAYS
BUILDING FRONTING ON NAMED DRIVEWAYS GLAZING REQUIREMENTS APPLY
PUBLIC ROAD
BUILDINGS REQUIRED TO MEET ALL DESIGN GUIDELINES
Lot 36
Bldg. A
Park West Village
Morrisville, NC
Morrisville Partners, LLC
CASTO
August 24, 2020

~~***EXHIBIT B***~~



PARK·WEST VILLAGE

Comprehensive Sign Plan

Prepared for: Morrisville Partners, LLC

April 6, 2007

Revision 1: May 17, 2007
Revision 2: May 25, 2007
Revision 3: June 27, 2007
Revision 4: July 31, 2007
Revision 5: April 21, 2008
Revision 6: May 14, 2008
Revision 7: November 4, 2008
Revision 8: November 6, 2008
Revision 9: January 27, 2010
Revision 10: April 28, 2010
Revision 11: July 6, 2010
Revision 12: August 5, 2010
Revision 13: April 27, 2011
Revision 14: February 13, 2012
Revision 15: November 2, 2012
Revision 16: February 26, 2014
Revision 17: August 4, 2014
Revision 18: August 20, 2020
Revision 19: October 11, 2023

Contents

Purpose and Intent…….	3
General Park West Village Comprehensive Sign Plan……..	3
Retail Tenant Sign Park West Village Comprehensive Sign Plan…….	4
Submittals and Approvals for Building Mounted Signs……	7
Tenant Wall Mounted Signs……..	8
Allowable Sign Types	
Plastic Face Channel Letters	
Section Details – Illustration B……..	9
Reverse Channel Letters	
Section Details – Illustration E…….	10
Canopy Mounted Signs	
Illustration F……..	11
Bracket Mounted Signs	
Illustration G ……	12
Sign Location Plan – Illustration J……	13
Comprehensive Sign Allowance	
Retail…….	14
Square Footages Calculation – Illustration K……	15
Allowable Mounting Locations for Fascia Signs - Illustration O & P & Q	16
Allowable Mounting Location for Architectural Entry Signs - Illustration Q	17
Office & Sq. Ft. Calculation….....	18
Residential…….	19
Project Sign Listing…….....	20
List of Exceptions……..	21

Purpose and Intent

The purpose and intent of this Comprehensive Sign Plan is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the Project, while maintaining provisions for individual graphic expression. The requirements contained herein are intended to provide adequate exposure for the Occupants merchandising and identification while maintaining the overall appearance critical to the success of the Project.

General Park West Village Comprehensive Sign Plan

- The Park West Village Comprehensive Sign Plan set forth outlines all the Project requirements for signage.
- Occupant signing is expected to enhance and extend the spirit of the architecture for the Project, expression of the high quality of merchandise and services within.
- Graphic Design shall be imaginative, simple and clear. Signage shall be limited to the logo and/or name of the Occupant. Additional icon/imagery for Occupants will be considered (at the sole discretion of the Landlord/Owner) as long as it contributes to the overall identity of Project, and meets all applicable requirements of this document and the Town of Morrisville *Zoning Ordinance*. Occupants are expected to retain the services of a professionally trained graphic designer to create their identity and sign program.

Retail Tenant Sign Park West Village Comprehensive Sign Plan

1. All Tenants are required to purchase and install their own signs and pay all costs for installation and any electrical service connections (to the Tenant's individually metered service) as required. The storefront and/or blade signage must be installed on or before Tenant opens for business in Tenant space.

2. After first acquiring Owner/Landlord approvals, all Tenants shall be responsible for applying for and acquiring all permits from the Town of Morrisville prior to installation.

3. To verify compliance with the design intent of the Park West Village Comprehensive Sign Plan, the Landlord/Owner reserves the right to disapprove all proposed signs and/or graphic treatment governed by the Park West Village Comprehensive Sign Plan per the Landlord/Owner's interpretation of the Park West Village Comprehensive sign Plan, and to require revisions of any sign design which the Landlord/Owner judges not in compliance.

4. To verify compliance with the design intent of the Park West Village Comprehensive Sign Plan, the Town of Morrisville reserves the right to disapprove all proposed signs and/or graphic treatment governed by the Park West Village Comprehensive Sign Plan per Town of Morrisville's interpretation of the Park West Village Comprehensive sign Plan, and to require revisions of any sign design which the Town of Morrisville judges not in compliance.

5. All Tenants shall be responsible for removal of its signs upon termination of lease. Damage caused by the installation or removal of the sign and all penetrations appurtenant to the Tenant's sign installation shall be repaired by the Tenant to the satisfaction of the Landlord/Owner within 30 days of the sign removal. If a sign is damaged by a natural event, such as wind, an engineer certified letter is required. This requirement is the same as North Carolina building code ground sign wind load requirements. This requirement applies to both ground and fascia signs.

6. No tenant shall erect, install, paint or affix any signs, posters, cards/banners or other advertising medium to upon or above the exterior of the premises of the building, nor on the exterior of the glass surface of the windows and doors, except as stated herein. Tenant shall be held liable and shall bear all costs for removal and/or correction of sign installation and damage to building by signs that do not conform to the Park West Village Comprehensive Sign Plan or those signs required to be removed by termination of lease. The Landlord/Owner reserves the right to have all non-conforming, non-permitted, non-approved signs by Landlord/Owner removed regardless of state of erection, by Landlord's/Owner's means at sole expense of the Tenant.

7. The Landlord/Owner reserves the right to make periodic changes to the Park West Village Comprehensive Sign Plan, when approved by the Town of Morrisville Planning Director. Any changes approved by the Planning Director cannot change the character and/or nature of the proposed Park West Village Comprehensive Sign Plan. See section Part C, Article XIII, Section 9 regarding revisions to a mixed use zoning project.

8. Tenants with a national logo, service mark or word mark may use their identification mark and type style subject to the criteria contained within this Comprehensive Sign Plan and Town of Morrisville approval. Tenants without a locally or nationally recognizable logo may choose a type style for approval and may use a logo or mark on their leased space.

9. Sign fabrication and installation shall comply with any applicable building codes, Town of Morrisville Zoning Ordinance and the National Electrical Code, and all internal and external wiring, lighting, and other electrical devices shall bear the U.L. symbol. It is the Tenant's responsibility to verify that its sign and installation are in accordance with these requirements and have the Jurisdiction's approval.

10. Tenant is responsible for maintaining its sign in a good state of repair including prompt replacement of burned out lighting or damaged components. Tenant shall promptly initiate repairs and make repairs after being notified in writing by Landlord/Owner.

11. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates type styles shall not be accepted. The Tenant reserves the right to reject any fabrication work deemed to be below standard.

12. Signs must be made of durable rust-inhibited materials that are appropriate and complementary to the building.

13. All formed metal, such as letter forms, shall be fabricated using full-weld construction.

14. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.

15. Threaded rod or anchor bolts shall be used to mount sign letters which are spaced out from background panel. Angle clips attached to letter sides will not be permitted.

16. Paint colors and finishes must be reviewed and approved by the Tenant. Color coating shall exactly match the color(s) specified on the approved plans.

17. Finished surfaces of metal shall be free from oil-canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.

18. Reverse channel letters shall be pinned 2" off building fascia. Signs shall have a clear polycarbonate backing and p.k. housings shall be mounted flush to surface of building.

19. All hardware and neon tube supports inside open channel letters shall be painted to match interior letter color. Neon tubing shall be sufficient to make letters read "solid" and shall be installed so that top surface of neon is flush with front edges of open channel. Exposed tubing is prohibited.

20. All lighting must match the exact specifications of the approved working drawings. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

21. All conduit, raceways, crossovers, wiring, ballast boxes, transformers and other equipment necessary for sign connection shall be concealed.

22. All penetrations into building wall, where required, shall be sealed and waterproofed. Color and finish to match existing wall.

23. Signs painted directly on a wall will ~~not~~ be ~~permitted.~~permitted if included as part of artwork or mural, subject to the approval of Landlord/Owner. The sign area within the artwork or mural will count toward the number of signs allowed and the total sign area.

24. There shall be no signs that are rotating, revolving, flashing, flickering, moving or audible.

25. No sign shall project above or below the allowable sign area.

26. No signs will be allowed that constitute a Traffic Hazard: any building sign which simulates or imitates in size, color, lettering, design of any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words or phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.

27. Signs in close proximity to Utility Lines are prohibited, as prescribed by the laws of the jurisdiction.

28. Advertising or promotional signs on parked vehicles are prohibited in the areas identified on Illustration S. This includes signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, which are not related to the vehicle's lawful activity. This provision does not apply to service and delivery vehicles of Tenants when engaged in regular business activities (i.e. trucks making deliveries to businesses with the Center).

29. Billboard or Off-Premise business signs are prohibited. No sign shall be permitted which directs attention to any business, profession, service entertainment, product or activity located on any premises other than the premises where the sign is located. Billboards are defined as follows:
    a. A board, panel, or tablet used for the display of posters, printed or painted advertising matter, either illuminated or non-illuminated, that directs attention to goods, merchandise, entertainment, or services offered elsewhere than the premises where the sign is located.

30. Tenants with outdoor seating or dining will be allowed to have umbrellas with the tenant logo affixed to them, subject to Landlord/Owner approval of size, color, quantity and placement.

31. The use of permanent promotional signs is prohibited, including, but not limited to, sales, specials, discounts, etc.

32. Temporary signs, not greater than sixty-four (64) square feet, or the maximum allowed by the Town of Morrisville Zoning Ordinance, may be permitted (i.e. for announcing openings and re-openings after remodels) subject to Landlord/Owner approval. These signs are limited to sixty (60) days per calendar year per the Town of Morrisville *Zoning Ordinance*. This sign will require approval by the Town of Morrisville Planning Department.

33. The Landlord/Owner reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signage and to require Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

34. No illuminated exposed tubing is permitted on the exterior of the building, including signs, or in the interior of the storefront to highlight the glazing system.

35. Each Tenant will be allowed to display an "A" frame sign on the front, rear or side of the premises. A maximum of two (2) signs are allowed and no more than one (1) sign per side.

36. Temporary Banner signs, not exceeding 14 feet by 20 feet, will be allowed on buildings R32 and R33, as identified on Illustration S until the Certificate of Occupancy is issued for the adjacent mixed use buildings, as identified on Illustration S.

37. Temporary signs and banners will be allowed on the construction fencing, construction barricades, building or other temporary measures used during the construction of the mixed use buildings. The banners will not be greater than 10 feet in height and will be wind screen type if installed on the fencing. The banners can identify existing tenants, future tenants, project promotions or advertising, developer, contractor, designers, lenders and other project related entities.

38. Seasonal and event banners no larger than 12 feet by 15 feet on building R29 and R17 are to be displayed. The banners may be changed from time to time at the Owners discretion. The event banners will contain sponsorship names and/or logos that will not exceed 35% of the total banner area. The Owner will provide standard templates to the town for the event banner. If requested by the Town of Morrisville the Owner will provide detailed calculations of the banner copy area including sponsorship area, within 10 days of a request by the Town (Illustrations U, V, and W).

39. Seasonal and event banners no larger than 21 feet by 21 feet will be allowed to be displayed on the parking deck. The banners may be changed from time to time at the Owner's discretion.

40. Retail or service tenants within building MU1 that are adjacent to the parking deck will be allowed to have signage on the parking deck as shown on Illustration T. The total tenant signage (on the Premises and parking deck) will not exceed the total square footage allowed for retail tenant signage.

~~40.~~

41. Images cast onto surfaces or sidewalk adjacent to the tenant premises or individual business will be allowed provided the images are not visible from Cary Parkway, Morrisville Parkway, or Chapel Hill Road.

42. Cabinets signs and signage on backer boards will be allowed at Owners discretion.

43. Video Screens that are internal to the site and not visible from Cary Parkway, Morrisville Parkway, or Chapel Hill Road will be allowed. The video screens may be used for live or recorded events and broadcasts. The video screen may be used for advertising when not in use for events or broadcasts. The video screen will be in a fixed location.

44. Permanent and temporary string lights will be allowed in accordance with the Park West Village Development Narrative.

Submittals and Approvals for Building Mounted Signs

A copy of the Park West Village Comprehensive Sign Plan will be provided to future Tenants by the Landlord/Owner.

Prior to sign fabrication and installation, plans for all proposed signage shall be submitted to the Landlord/Owner who will review plans for conformance with the Park West Village Comprehensive Sign Plan. All plans submitted for approval mush conform to requirements of the Park West Village Comprehensive Sign Plan contained in this Comprehensive Sign Plan. The Landlord/Owner shall have the discretionary authority to deny approval for any submittal which does not comply with this Comprehensive Sign Plan. No sign permit application may be made to the town prior to Landlord/Owner's written approval.

For Landlord/Owner signage approval, such submissions shall include three (3) sets of the following:

- Elevations showing all proposed signs indication sign type, design, location size and layout of the sign. Drawing to be to scale indicating dimensions, construction details (including materials, colors and lighting specifications) and attachment method(s).

- Section detail of letters and/or sign or logo element(s) showing attachment detail and with electrical specifications.

For Town of Morrisville signage approval, such submissions shall include all documents required a time of permit. May include, but not limited to, the following:

- Completed Application
- Fee
- Completed Fee Schedule
- Landlord/Owner's approval letter
- All requirements listed on sign application

Following approval of proposed signage by the Landlord/Owner and the Town of Morrisville, applications for all permits for fabrication and installation by Sign Contractor shall be submitted to the Town of Morrisville. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in this Comprehensive Sign Plan, as well as the final approved plans and working drawings. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.

Tenant shall be responsible for all costs for Building Signage and Site Signage panels as follows:

- Design Consultant fees
- Application and permitting fees
- Sign fabrication, related materials and installation fees (including all plan check and inspection costs)
- Signage removal, including repair of any damage to building. It is the Tenant's responsibility to properly patch and repair all holes and paint the patched and repaired area to match the existing color and finish.

Guidelines for individual building mounted sign types are outlined in the following pages.

Tenant Wall Mounted Signs

Two conditions outlined below for on site signage for the Tenants to follow:

1) Tenants who occupy more than 15,000 square feet:

Plastic Face Channel Letters. Remote wired or Self-Contained and Reverse Channel Letters. ***No raceways permitted.*** Maximum filler depth or projection off of fascia is to be 12" (see Illustration B for Plastic Face Channel letters and Exhibit E for Reverse Channel Letters). Aluminum fillers to be painted with an acrylic polyurethane. Final approval of color to be by Landlord. Welded construction. Acrylic, lexan or polycarbonate letter faces, with or without vinyl graphics. Letters to be internally illuminated with neon tubing using manufacturer's recommended spacing between rows of neon, or LED lighting for maximum illumination. 1" trip cap retainers to match filler color(s).

2) Tenants who occupy less than 15,000 square feet, sign type options:

A. Reverse and Plastic Face Channel Letters. Remote wired or Self-Contained. Maximum filler depth or projection off of fascia is to be 12". Aluminum fillers and letter faces to be painted with an acrylic polyurethane. Final approval of color to be by Landlord. Welded construction. Lexan or polycarbonate letter backs or faces. Letters to be internally illuminated with neon tubing using manufacturer's recommended spacing between rows of neon for maximum illumination, or LED lighting. See Illustration B and E.

B. Non-illuminated 2-dimensional or 3-dimensional individual letters. See illustration F.

C. Canopy mounted non-illuminated letters. See Illustration F.

D. Externally illuminated letters.

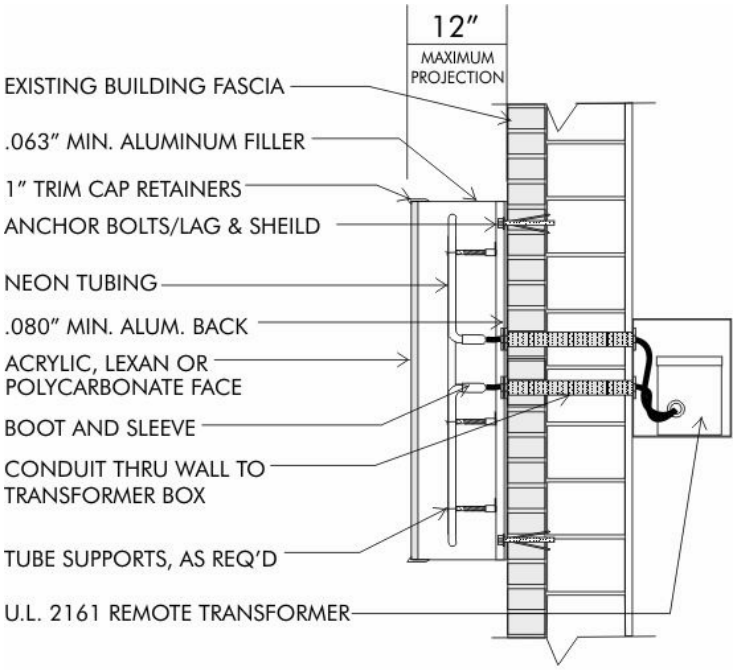
E. Vertical Bracket Mounted Signs (Illustration X)

- **Sign must be stationary and not moving.**
- **Maximum projection from face of building is 3'-0".**
- **Minimum height to bottom of sign is 7'-6".**
- **Maximum height to top of sign is not to project above a parapet wall or architectural feature or the limits outlined for sign placement on Illustration O, P, or Q.**
- **This shall count as (1) sign with a maximum of three sides.**
- **All sides with signage on the vertical bracket mounted sign will be included in the total allowed square footage of signage for the space.**
- **The sign will be mounted only to space of the Tenant.**
- **Letters to be internally illuminated with no exposed neon tubing.**
- **These signs will be allowed only on Village Market Place from the roundabout to and including the Theater, so they are not visible from the public right-of-way.**

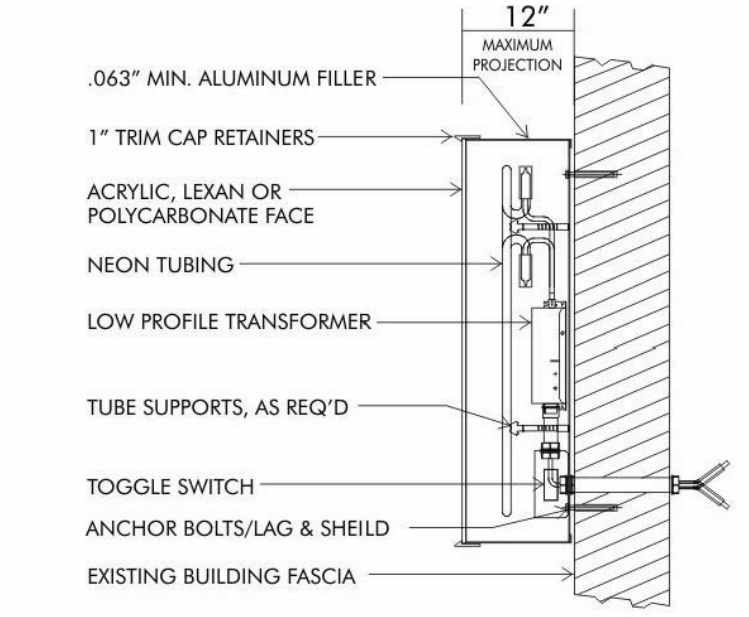
F. Cabinet signs or signage on backer boards.

Tenant – Plastic Face Channel Letters – Illustration B

Section Details



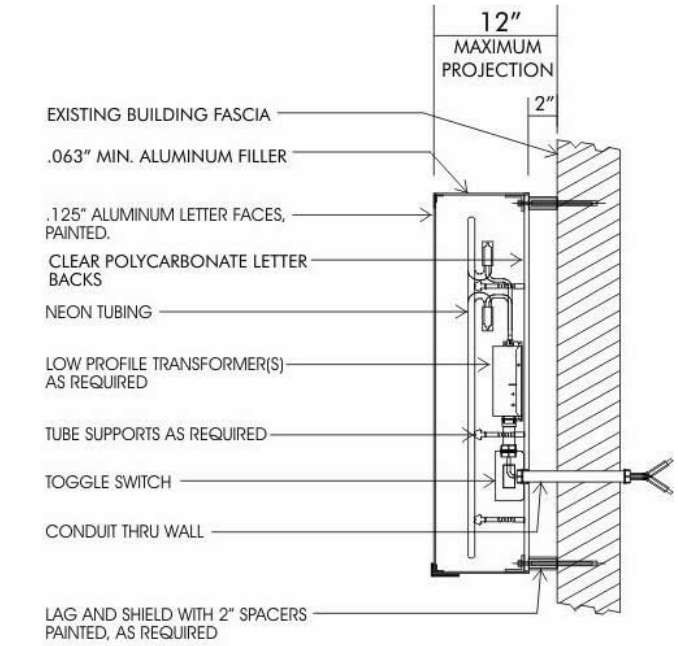
TYPICAL SECTION THRU "REMOTE" LETTERS



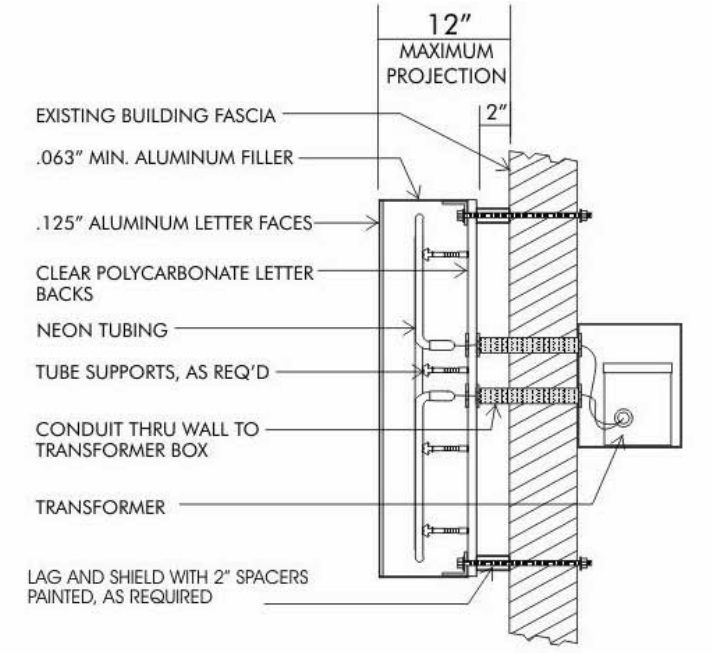
TYPICAL SECTION THRU "SELF CONTAINED" LETTERS

Tenant – Reverse Channel Letters – Illustration E

Section Details



TYPICAL SECTION THRU "REVERSE" CHANNEL LETTERS
SELF-CONTAINED TRANSFORMER

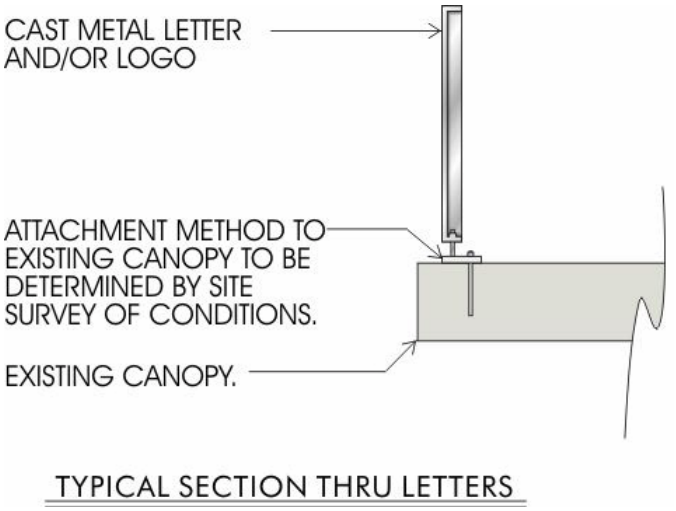


TYPICAL SECTION THRU "REVERSE" CHANNEL LETTERS
REMOTE TRANSFORMER

Tenant – Canopy Mounted Signs – Illustration F

Typical Section Detail – May also include signs on fabric canopies.

*** Note: square footage to be calculated same as shown on Illustration C.**



TYPICAL SECTION THRU LETTERS

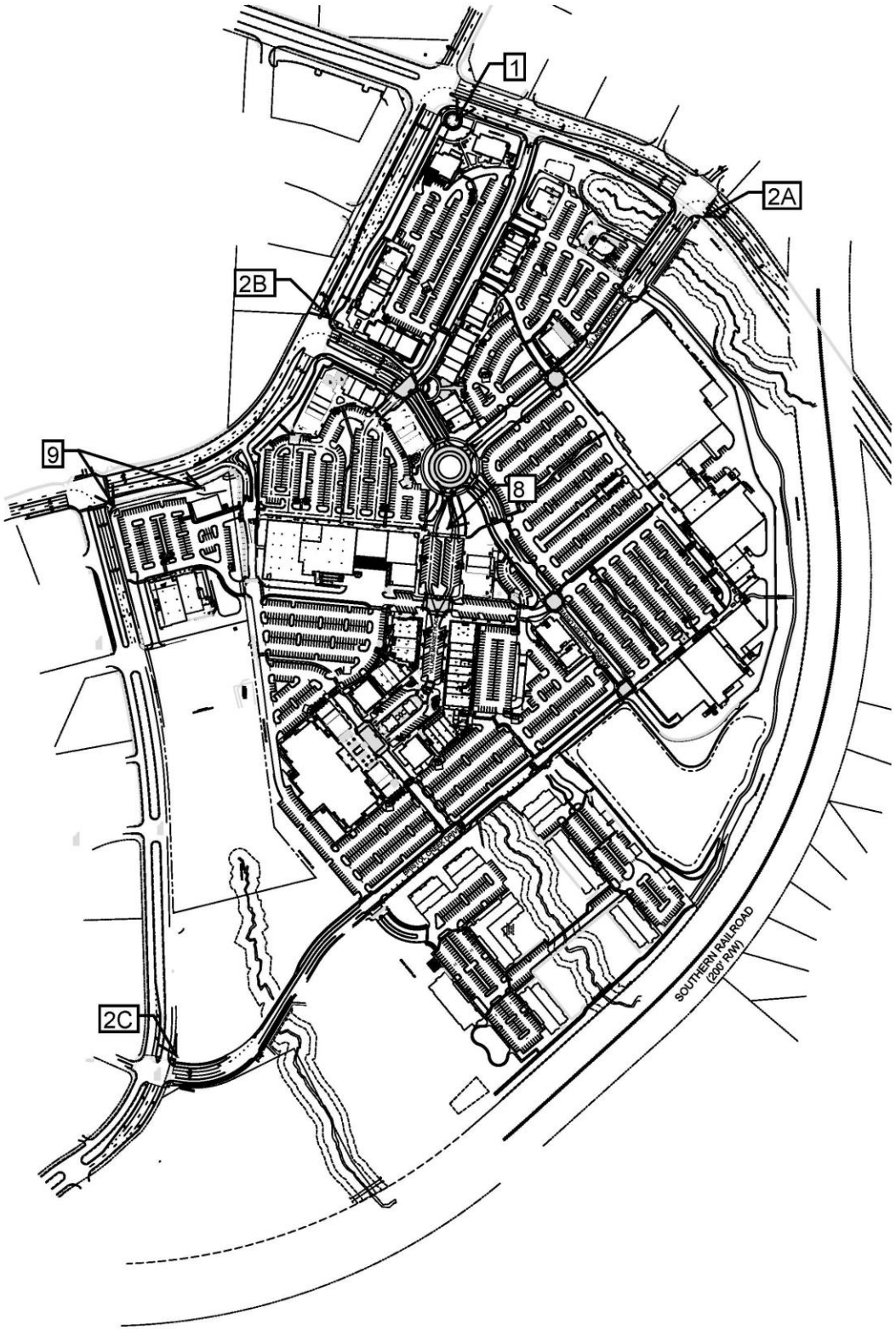
Tenant – Bracket Mounted Signs – Illustration G



Notes:

- Signs must be “non-swinging”, cannot be hung by chain.
- If projecting more than 12”, must be listed in deviations.
- Minimum height to bottom of sign is 7’-6” above grade.
- Maximum area of sign panel to be six (6) square feet.

Sign Location Plan – Illustration J



Comprehensive Sign Allowance

RETAIL TENANT SIGNAGE

Allowance:

Two (2) square feet of signage per linear foot of Leased building street frontage per Tenant. The leased building frontage is defined as the frontage with the main entrance(s). Where more than one main entrance on different sides of the building exists, then only one may be used to compute total signage allowance. A fascia sign includes: Plastic Face Channel Letters, Reverse Channel Letters, Canopy Mounted, Awning, and Bracket Mounted, depending on which condition Tenant's space is in (see page 8).

Single Tenant Buildings:

A single tenant building shall be limited to three fascia signs. Each building shall:

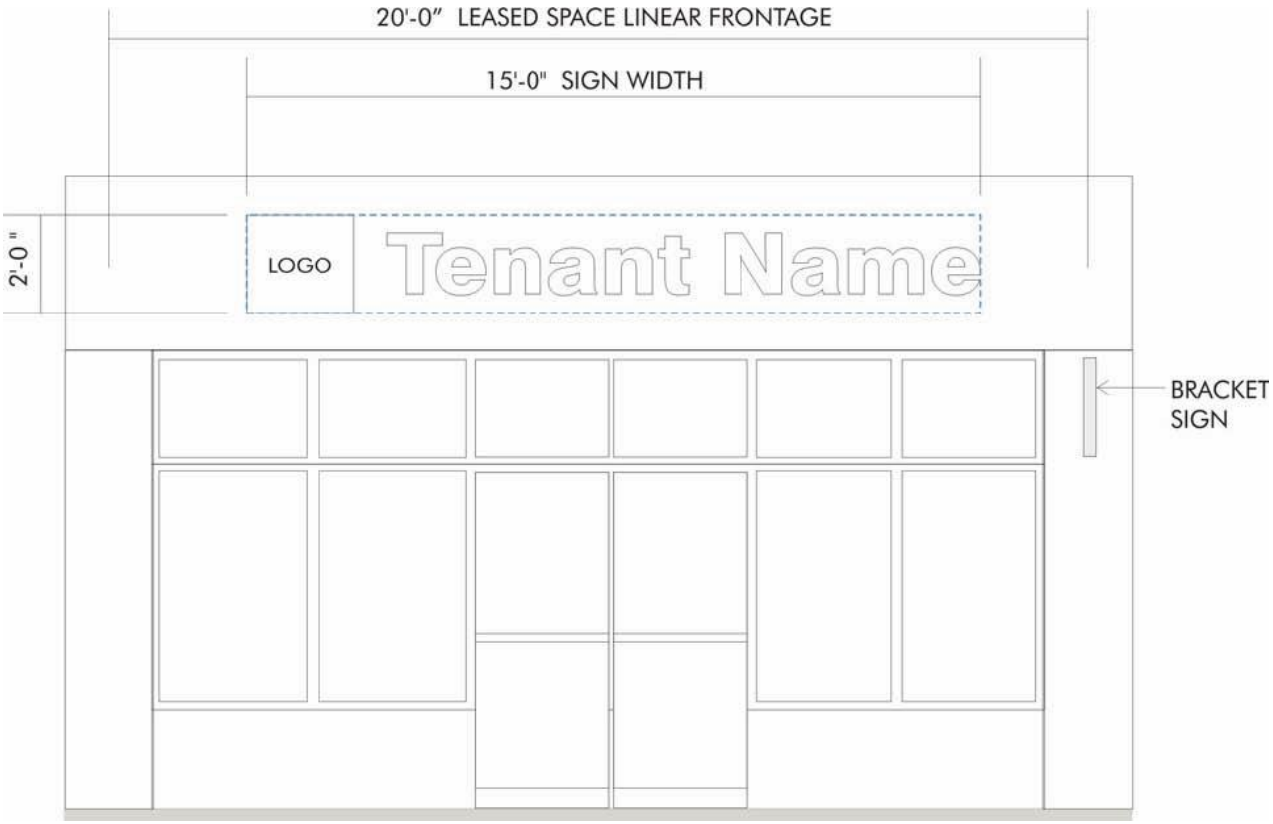
- Affix the fascia sign on a wall adjacent to the leased space;
- Limit each fascia sign to separate sides of the building with the exception of the bracket sign which may be placed on the same wall as a reverse channel, or canopy mounted fascia sign; however, two fascia signs will be allowed on the same side of the building provided the side with two fascia signs is the entry side of the building and the side does not face NC 54 or Cary Parkway;
- Prohibit plastic face channel or reverse channel on the same side of the building as a canopy mounted fascia sign;
- Limit each sign to no more than thirty percent (30%) of the building wall;
- Place the largest of the signs on the side of the building with the main entrance; and
- Limit the square footage for all signs from the total signage allowed. (See Illustration K for how to measure);
- Fascia signs shall be mounted on the parapet walls of the building or entry structure such that the top of the sign cannot encroach above the bottom of the cornice or eave of said wall (See illustration O & P for sample locations).
- Fascia Signage that is mounted on a Town of Morrisville approved architectural element shall be allowed such that no more than 50% of the sign be located above the top of the adjacent parapet. See illustration Q for sample location.

Multi-Tenant Buildings:

A multi-tenant building is permitted to place signs on four sides of the building. Each tenant shall:

- Affix the fascia sign on a wall adjacent to the leased space;
- Have no more than three (3) fascia signs;
- Limit each fascia sign to separate sides of the building with the exception of the bracket sign which may be placed on the same wall as a reverse channel, or canopy mounted fascia sign; however, two fascia signs will be allowed on the same side of the building provided the side with two fascia signs is the entry side of the building and the side does not face NC 54 or Cary Parkway;
- Limit each sign to no more than thirty percent (30%) of the building wall;
- Place the largest of the signs on the side of the building with the main entrance; and
- Limit the square footage for all signs from the total signage allowed. (See Illustration K for how to measure).
- Fascia signs shall be mounted on the parapet walls of the building or entry structures such that the top of the sign cannot encroach above the bottom of the cornice or eave of said wall (See illustration O & P for sample locations).
- Signage that is mounted on a Town of Morrisville approved architectural element shall be allowed such that no more than 50% of the sign be located above the top of the adjacent parapet. See illustration Q for sample location.

Illustration K – How to Calculate Total Fascia Signage Square Footage Allowance



EXAMPLE ILLUSTRATION

Square Footage Calculation:

Linear feet of leased building = 20'- 0" x (2) = 40 square feet aggregate total signage allowed.

Storefront signage = 2'- 0" x 15' - 0" = 30 square feet

Total square footage used – 30 sq. ft.

Illustration O – Limit of Allowable Area for Fascia Sign Mounting on Multi Tenant Building



Illustration P – Limit of Allowable Area for Fascia Sign Mounting on Tenant Entry Feature when Gable Roof Shaped

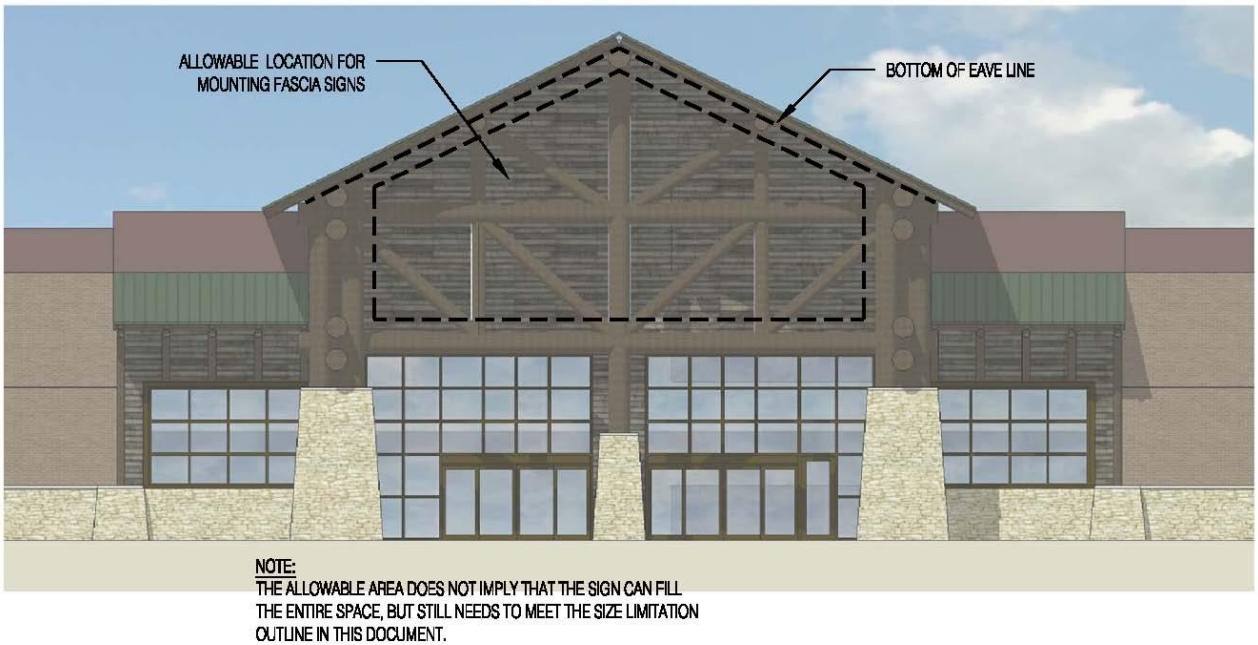
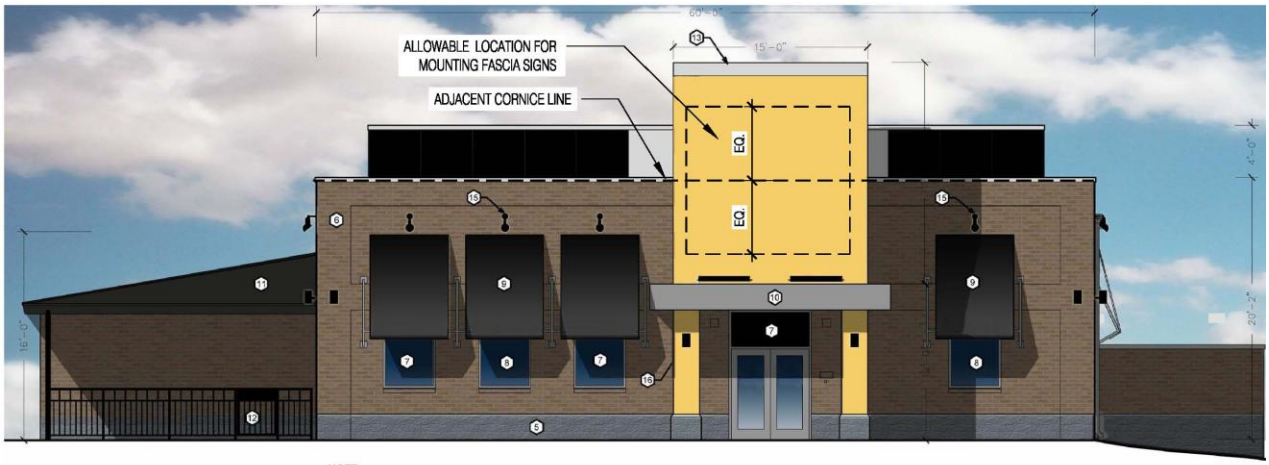


Illustration Q – Limit of Allowable Area for Fascia Sign Mounting on Architectural Entry Feature



NOTE:
THE ALLOWABLE AREA DOES NOT IMPLY THAT THE SIGN CAN FILL THE ENTIRE SPACE, BUT STILL NEEDS TO MEET THE SIZE LIMITATION OUTLINE IN THIS DOCUMENT.

OFFICE TENANT SIGNAGE

Allowance:

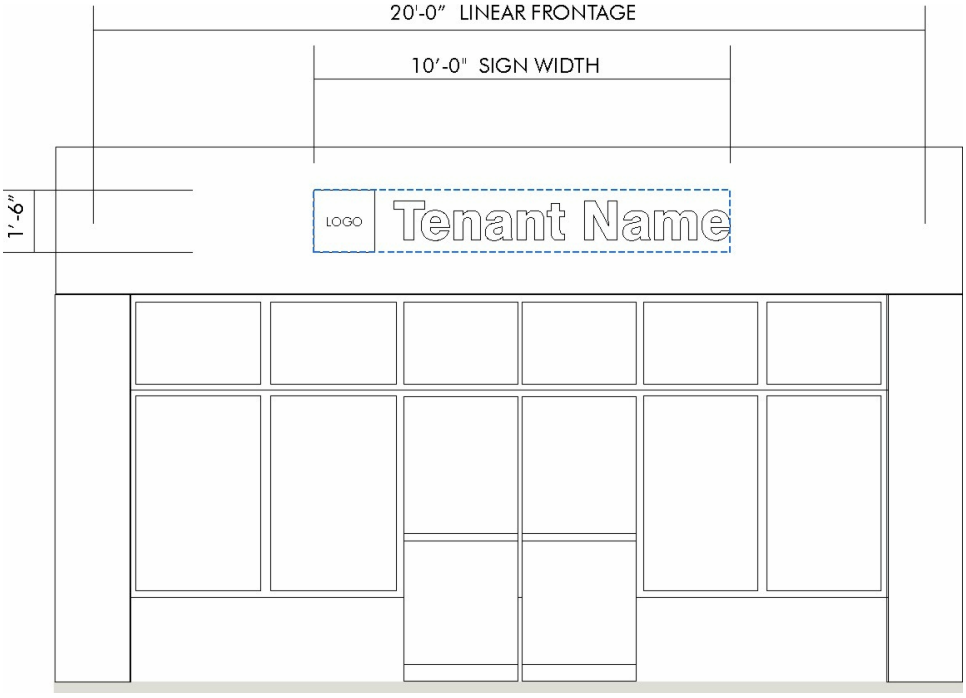
One (1) square foot of signage per linear foot of building frontage per Tenant. The building frontage is defined as the frontage with the main entrance. Sign types permitted: Plastic Face Channel Letters, Reverse Channel Letters and Canopy signs.

The office building identification sign may be channel letters, reverse channel letter, or large vertical blade sign. The total square footage of office building identification signs will not exceed fifty (50) square feet for blade signs and one hundred fifty (150) square feet for other signs. Office building identification signs will be limited to one per building face and are in addition to Tenant signage. Office building identification signage applied to the mixed use buildings identified at MU 1 and MU 2.

Each Office Tenant shall:

- Have no more than two (2) fascia signs;
- Limit each fascia sign to separate sides of the building;
- Limit each sign to no more than thirty percent (30%) of the building wall; and
- Limit the square footage for all signs from the total signage allowed. (See Illustration N for how to measure.)

Illustration N – How to Calculate Total Fascia Signage Square Footage Allowance



EXAMPLE ILLUSTRATION

Square Footage Calculation:

Linear feet of leased building = 20'- 0" x (1) = 20 square feet aggregate total signage allowed.

Storefront signage = 1'- 6" x 10' - 0" = 15 square feet

Total square footage used – 15 sq. ft.

RESIDENTIAL SIGNAGE

This guideline is for use in the stand alone residential community and NOT for mixed-use residential section of Park West Village.

Allowance:

Maximum of two (2) double-faced, freestanding Residential Identification Monuments placed one (1) at each of the two (2) entrances to the project. Only the name of the project and the address will be permitted on Identification Monuments.
Each I.D. Monument may be a maximum 8'-0" tall with the copy/text/address area a maximum of 30 square feet, not including background structure or supports. The monument shall be solid to grad, externally illuminated and designed to achieve a visually coordinated and balanced Residential Identification.

Park West Village, MU 1 or MU 2 will be limited to building signage. The building signage can be vertical blade signs, channel letters or reverse channel letters. Residential identification signage will be limited to fifty (50) square feet for blade signs and one hundred fifty (150) square feet for other sign types. Only one identification sign can be placed on each face of the building.

Project Signage Listing

1. DISPLAY TYPE 1: Main Project Display
   Located: See Sign Location Plan, Illustration J
   Quantity: (1)
   Maximum height of 42 inches is permitted within 15 feet of the right-of-way or 15 feet if not within 15 feet of right-of-way.
   Maximum of 64 sq. ft. of copy area, per each side of sign, not including support structure is permitted.

2. DISPLAY TYPE 2: Entrance Display
   Located: See sign Location Plan, Illustration J (2A, 2B and 2C)
   Quantity: (3)
   Maximum height of 42 inches is permitted within 15 feet of the right-of-way or 15 feet if not within 15 feet of right-of-way.
   Maximum of 64 square foot of copy area, per each side of sign, not including support structure.
   May include Tenant names/logos as well as Center Name, Park West Village. The Center Name shall be used in the copy area calculation. Monument signs will be allowed to have banners attached for events and seasonal display as shown on the attached Illustration M.

3. DISPLAY TYPE 3: Street Signs and Posts
   Various Locations throughout project
   Maximum height of 24"
   Maximum of 5 square foot per sign. To utilize project logo and color scheme.
   Street post will utilize project logo and color scheme. Street blade will comply with the Town of Morrisville *Subdivision Ordinance*.

4. DISPLAY TYPE 4: Pedestrian Directories
   Quantity: (3)
   Maximum height of 8'-0".
   Maximum width of 5'-0".
   Maximum of three sides per display.
   Internally illuminated, with site map, advertising graphics, and project ID/Logo.
   Cannot be located in the line of sight of motor vehicles.

5. DISPLAY TYPE 5: Light Pole Banner Graphic
   Affixed to various light poles throughout project.
   Cannot be located on Cary Parkway, Morrisville Parkway or NC 54 (Chapel Hill Rd.).
   Can only have Center name, Park West Village, and/or Center Logo.

6. DISPLAY TYPE 6: Vehicular Directional
   Various Locations throughout project. Utilize project logo and colors.
   Maximum height of 11'-0"
   Maximum of 14 square foot of copy area.

7. DISPLAY TYPE 7: Project Logos
   Located on site amenities such as benches, street signs, umbrellas, and regulatory signs.
   Project ID only.
   Maximum of one (1) square foot, measured with one rectangle, per amenity.

8. DISPLAY TYPE 8: Internal Monument Sign
   Located: See sign Location Plan, Illustration J
   Quantity: 1
   Maximum height of 15 feet and a maximum copy area of 80 square feet, not including the marquee identification, as shown on Illustration R.

9. DISPLAY TYPE 9: Monument Signs
   Located: See Sign Location Plan, Illustration J
   Quantity: (2)
   Maximum height of 15 feet is permitted
   Maximum of 64 sq. ft. of copy area, per each side of sign, not including support structure is permitted.

Illustration M – Event and Seasonal Banners

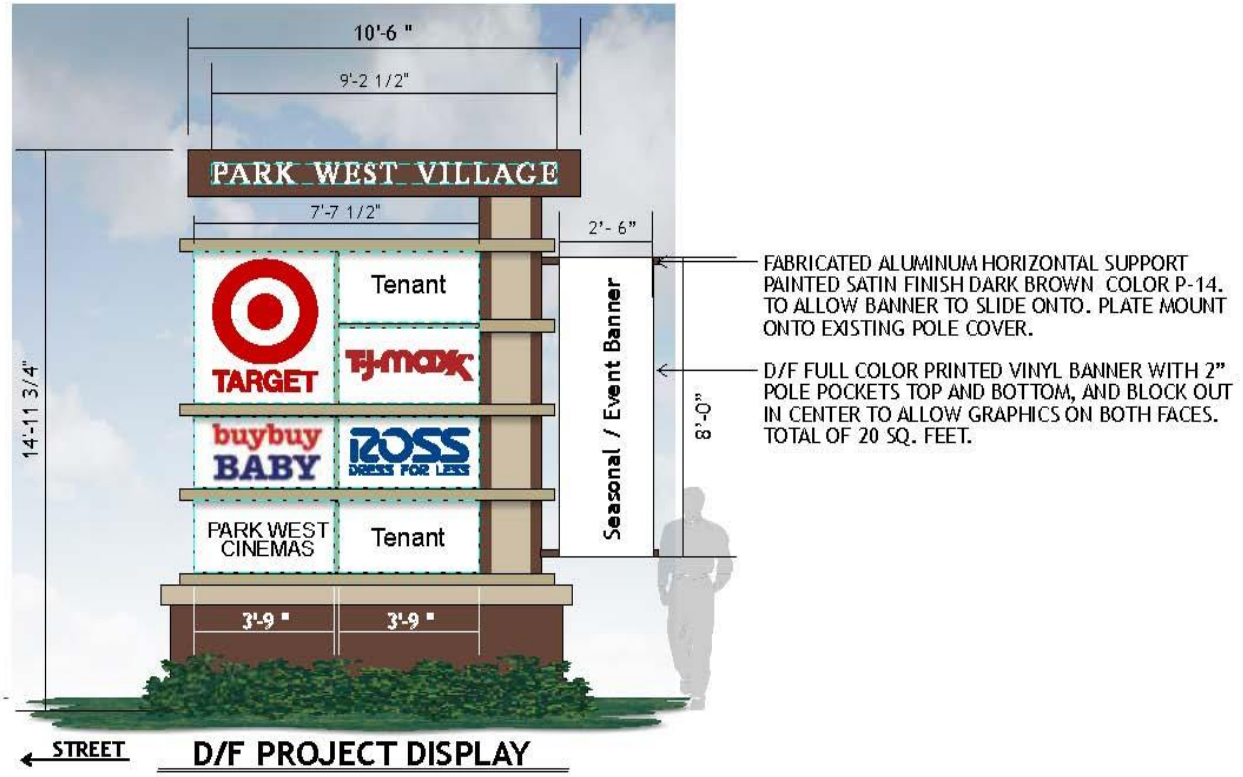


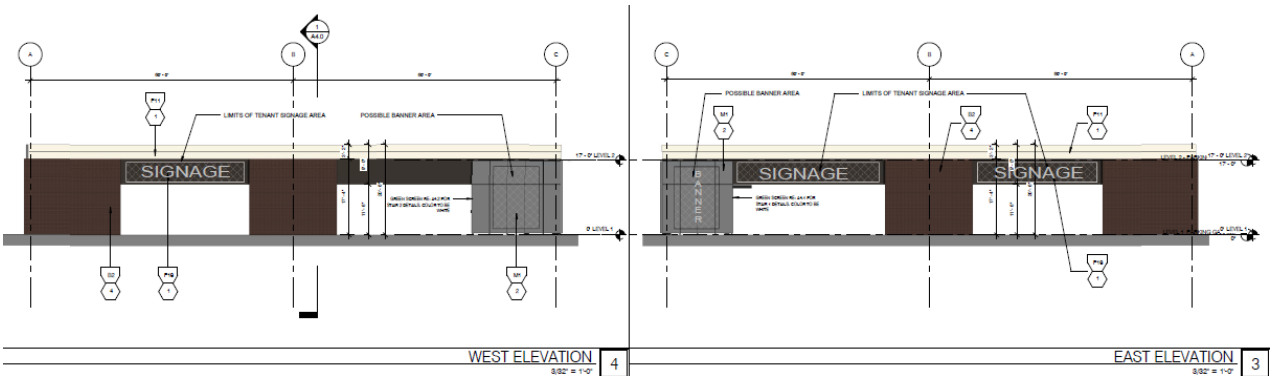
Illustration R – Internal Monument Sign

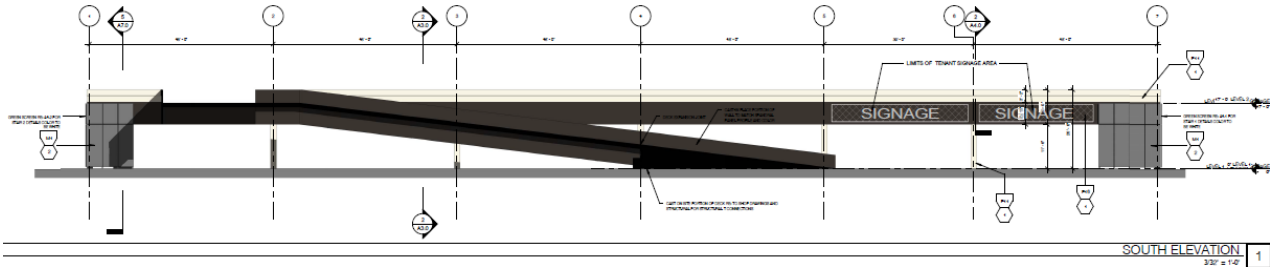


Illustration S – Site Plan



Illustration T – Parking Deck Signage





List of Exceptions

- The temporary use of sale signs is limited to a thirty (30) day period and is restricted to signs affixed to the interior of windows which do not occupy more than twenty percent (20%) of the window area. These signs are also permitted a total of not more than ninety (90) days per calendar year. This sign will not require approval by the Town of Morrisville Planning Department.
- Tenant Canopy Mounted Signs – see Illustration F.
- Tenant Bracket Mounted Signs – see Illustration G.
- Display Type 7 – Light Pole Banner Graphics.

Illustration U - Banner



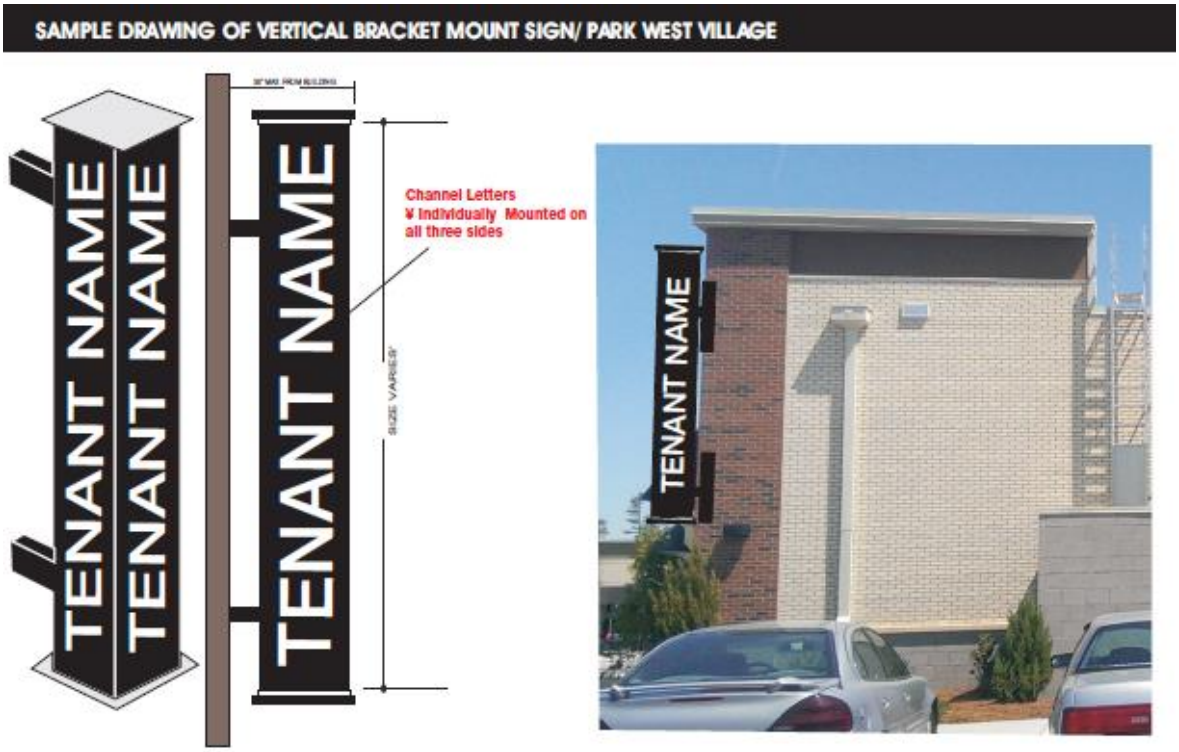
Illustration V - Banner



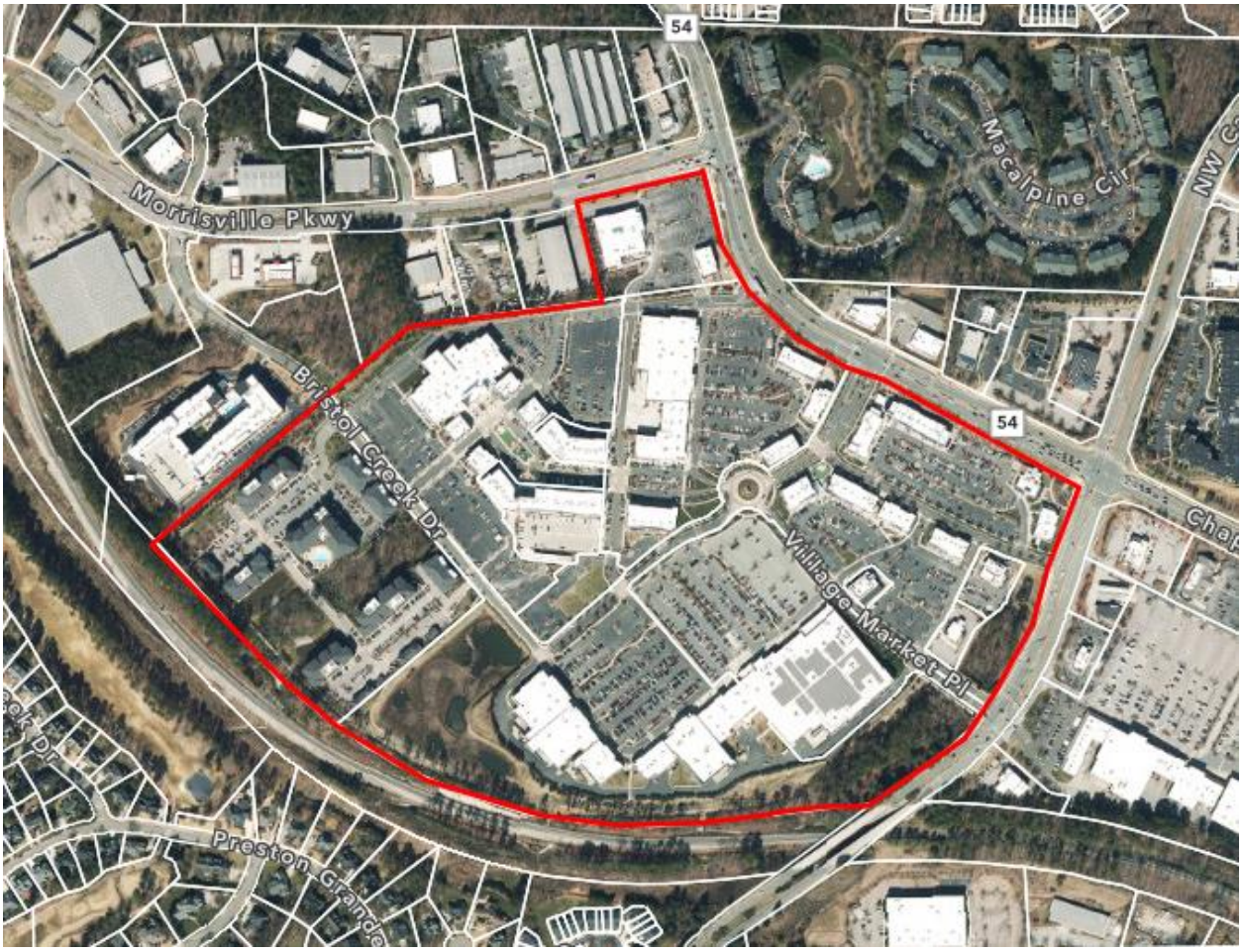
Illustration W - Banner



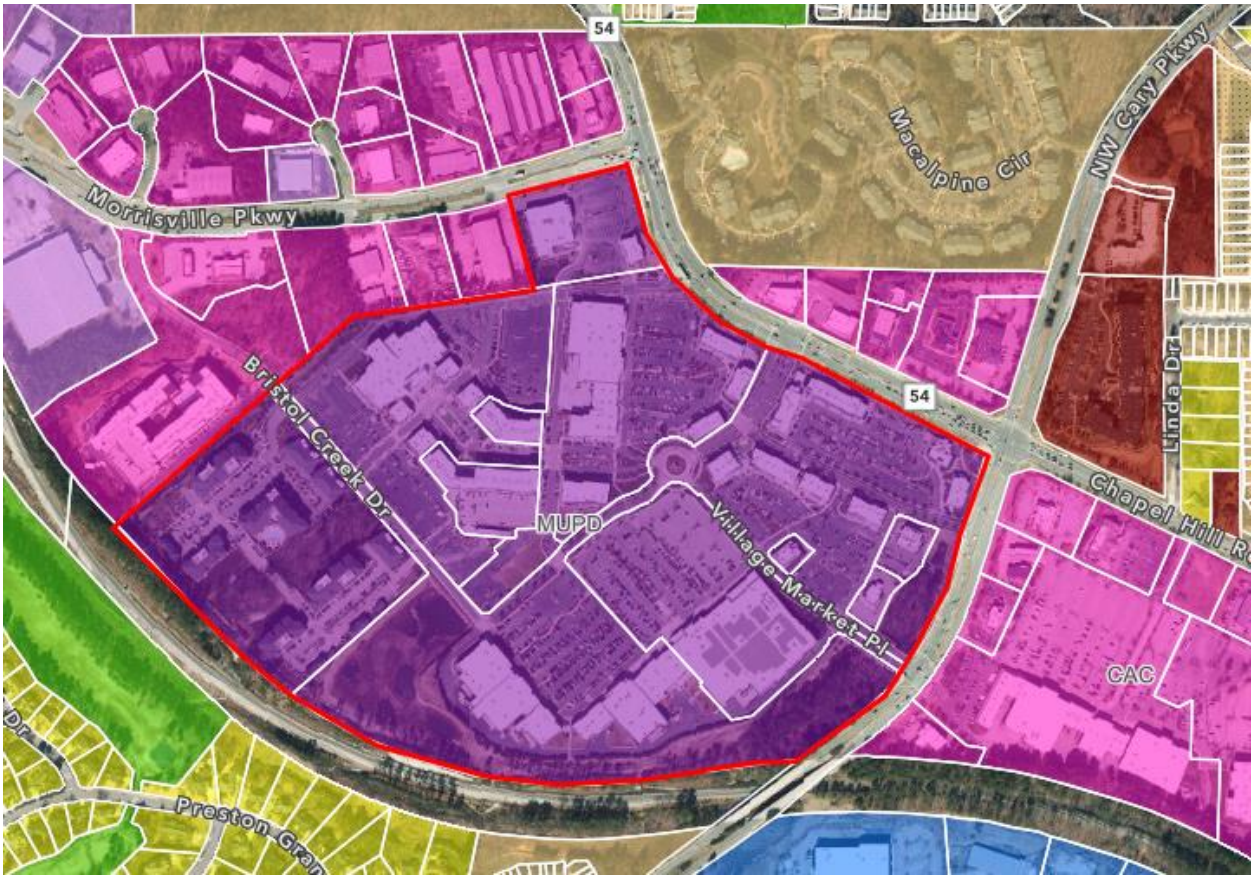
Illustration X – Vertical Bracket Mount Sign



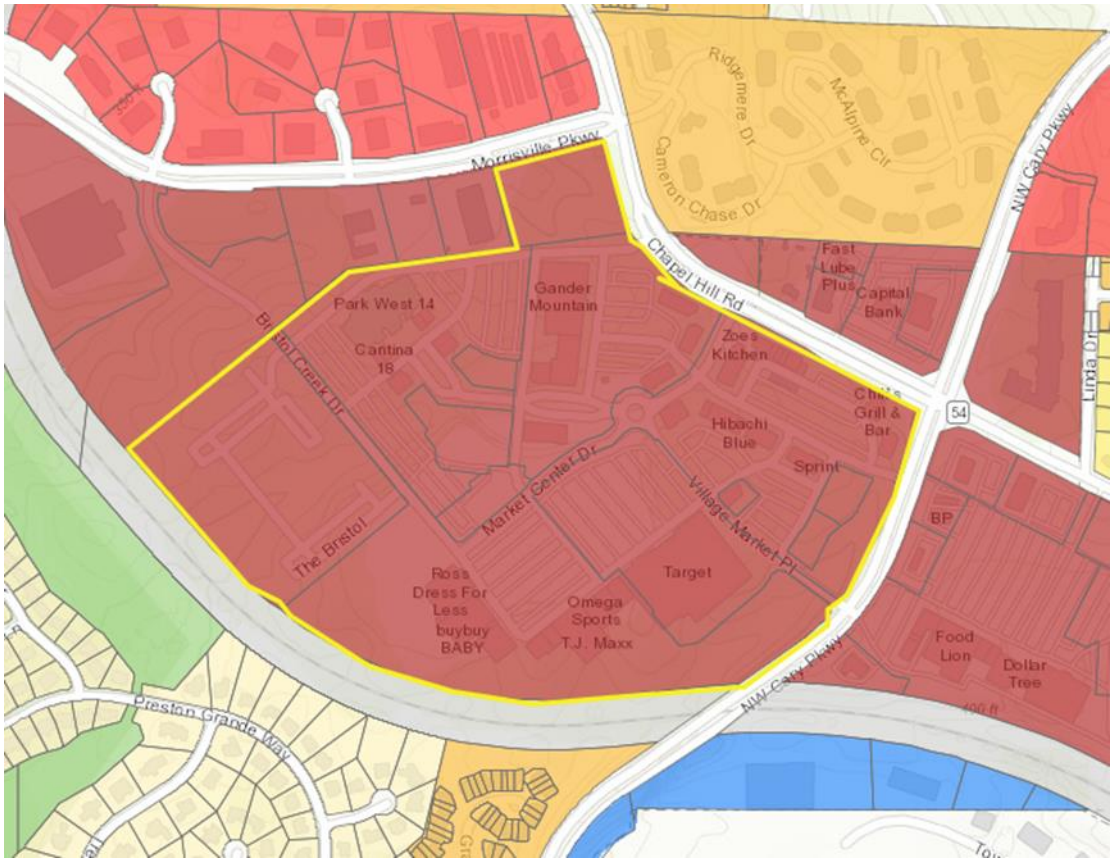
Aerial Map **ATTH 1**



Zoning Map **ATTH 1**



Future Land Use Map **ATTH 1**



Town of Morrisville

Town Council

100 Town Hall Drive

Morrisville, NC 27560

RE: Justification for amendment/rezoning to MUPD

Dear Council Members,

The amendment to the PD Agreement and PD Plan are being presented to you with some changes that reflect the current market trends. As Park West Village seeks to adapt to changing conditions, we ask that you review and consider the proposed amendment.

The goal of the Park West Village project has been to create a unique, vibrant, mixed-use community that benefits the community of the Town of Morrisville. As Morrisville has continued to grow and expand over the years, there has been a need for quality development that provides a variety of uses and functions to residents and visitors alike.

Initially, the Park West Village development was approved in 2008 under the Land Use designation, Mixed Use Development. This approval is consistent with the Town of Morrisville Land Use Plan 2021 designation Regional Activity Center, which goals are to '…feature a mix of uses that create regional destinations, typically located at key intersections, along major transportation corridors. These areas include concentrations of large regional employers, commercial, entertainment, and high-density residential. Regional Activity Centers provide improved access to jobs, a compatible mix of uses, and access to a variety of transportation options." This project maintains all of these features and more.

Features unique to the project maintain the Mixed Use Development land use qualifications. Designs that foster attractive destinations are encouraged, allowing for the integration of prominent visual landmarks like sculptures and ornamental structures near corners and entryways to further enhance Morrisville's image and identity. Common spaces like plazas and public seating areas will be easily accessible and placed in locations with higher pedestrian activity and visibility. Buildings will be discouraged from orienting large blank walls towards primary streets, and infill development of underutilized parking lots in existing regional activity centers will be encouraged. Furthermore, large sidewalks that can accommodate outdoor dining and seating will be utilized in the project.

The 2023 Amendment to the Park West Village Master Plan addresses the changes in codes and society that have occurred in the 15 years since the inception of the project. This amendment provides the framework that will allow Park West Village to continue to evolve for the future. Initially, the phases of Park West Village occurred over approximately six to eight years from the approval. Significant changes in lifestyles, living environments, entertainment definitions, and commercial uses have occurred since the initial concept was proposed and approved. All uses and accessory uses listed in the Mixed Use Development Narrative are permitted, by the Town of Morrisville in its Mixed Use District zoning.

Development standards within the Park West Village Mixed Use District will be in accordance with the Morrisville UDO, with the exception of a few items that were initially part of the 2008 approval of the MUPD. These items are called out in the Park West Village Narrative.

During the initial approval of the 2008 MUPD, it was not required for the provision of a specific amount of Open Space. The project approval included areas for active and passive use as part of the mixed development. The nature of the project requires the flexibility to provide varying types and locations for active and passive use areas to be determined by the Owner. These areas have been included with the

current development of the project. Any infill or redevelopment of the project will maintain the same amount of total open space within the redevelopment area.

Park West Village was initially approved and developed prior to tree preservation requirements within the UDO. The development has existing tree canopy preserved within environmental features and an existing 30 foot buffer along the NCRR Right-Of-Way. Any areas with existing trees that are impacted by infill or redevelopment shall be replaced at a rate of 1 tree for each tree impacted or removed along the NCRR Right-Of-Way.

The existing site plan for Park West Village, lots 1-10, incorporate approximately 31% of greenspace. Per Article II, Section 9 of the Zoning Ordinance, a reduction in required greenspace was provided for, with Board of Commissioners approval in 2008, if specified measures are taken to enhance stormwater measures and the overall quality of design for the development. Enhancements to the development are offered to support the request for reduction of greenspace, and are described in the Park West Village Narrative. Portions of the greenway, described within the Town Greenway Master Plan, will be developed within the property limits and along public rights-of-ways.

All architectural design standards comply with the UDO for commercial and mixed uses. The Park West Village Development signage will comply with the Morrisville Comprehensive Sign Plan.

Through the use of intelligent planning and following the Land Use designation for Regional Activity Center, the Park West Village will be a beautiful addition to Morrisville, to be enjoyed by residents and visitors alike. By following the key considerations put forth in the Town of Morrisville Land Use Plan 2021 designation for Regional Activity Center, Park West Village will be a worthy project.

Sincerely,

Tom Lowell

Casto Southeast Realty Services, LLC

Subject to the following conditions. Changes to conditions are shown redlined. All other conditions are existing conditions that have been complied with.

1. The Park West Village Mixed Use Development shall be subject to the standards of the planned development narrative and shall be in substantial compliance with the planned development plan attached to this ordinance as Exhibit B.

2. All signs for the Park West Village development shall comply with the *Comprehensive Sign Plan* dated ~~July 31, 2007~~ October 12, 2023 attached to this ordinance as Exhibit C, ~~subject to the change below.~~ Minor modifications to the *Comprehensive Sign Plan* may occur per UDO Section 2.5.3.C.7(c). ~~Part C, Article XIII, Section 9 of the Zoning Ordinance. The following change shall apply to the *Comprehensive Sign Plan*:~~

    ~~a. Page 21 – Display Type 2: The Quantity allowed shall be limited to two (2) Entrance Displays (one (1) on Cary Parkway and one (1) on NC 54).~~

    ~~b. Page 16 – Sign Location Plan – Illustration J: Display Type 2 shall be limited to two (2) Entrance Displays (one (1) on Cary Parkway and one (1) on NC 54).~~

3. All building elevations for the Park West Village development shall comply with the Architectural Requirements within ~~*Architectural Site Plan* dated July 18, 2007; the *Park West Multi-Family Elevations* dated September 21, 2007, and the *Mixed Use Narrative* dated December 6, 2007. Minor modifications to the *Architectural Site Plan* and the *Park West Multi-Family Elevations* may occur per Part C, Article XIII, Section 9 of the Zoning Ordinance. If conflicts arise between the above referenced documents, the controlling document shall be~~ the *Mixed Use Narrative* dated ~~December 6, 2007~~ October 16, 2023.

4. A reduction from 35% to 30.72% in required greenspace is allowed in accordance with Part C, Article II, Section 9.2 of the Town *Zoning Ordinance* because:

    a. The developer shall design, submit for town approval, and construct stormwater detention facilities to control runoff from the site generated by a 100-year storm event, as if the 35% greenspace was met; and

    b. The overall desirability of the project is sufficiently enhanced because of the mixed-use nature of the project with unity and desirability of architectural design, vehicular and pedestrian interconnectivity, and the incorporation of functional open space areas or features.

5. No more than fifty (50) percent of the asphalt greenway may be located within the landscape buffer adjacent to the apartment area. The developer shall show the relocated greenway on the Construction Drawings prior to their release.

6. The developer shall have street lighting installed on NC54 along the frontage of the Park West Village development per the requirements of the Subdivision Ordinance. The developer shall submit a street lighting design, consistent with NCDOT guidelines, with the Construction Drawings. Prior to the release of the Construction Drawings, the street lighting plan shall be finalized.

include decorative fixtures with the light source visible to passers-by. All proposed decorative and wall mounted fixtures shall comply with the ~~*Zoning Ordinance*~~ UDO. Prior to the release of the Construction Drawings, details for the decorative and wall mounted fixtures shall be provided and reviewed for compliance with the ~~*Zoning Ordinance*~~ UDO.

13. Bike racks shall be accessible, in a highly visible location, and sited close to the main building entrance(s). Bicycle parking shall be provided in all retail, mixed use, office, hotel, and cinema areas on the site in a manner detailed in the ~~*Zoning Ordinance*~~ UDO.

14. The developer shall have Conceptual Design Plans prepared for the installation of pedestrian facilities at all traffic signals. The pedestrian facilities shall include crosswalks, pedestrian havens, ADA ramps, and push button signals. The Conceptual Design Plans shall be used in discussions between the developers, NCDOT, and the Town to obtain a consensus agreement prior to the completion of the Construction Drawings. If for any reason the Conceptual Design Plans are not approved by NCDOT, the Town will have 90 days to resolve the issues with NCDOT. If the issues are not resolved within 90 days, the NCDOT decision will prevail and approvals from the Town will not be withheld. The developer shall incorporate the final Conceptual Design Plans into the Construction Drawings and then submit them to NCDOT for final review and approval. If and when the design for the pedestrian facilities is approved by NCDOT, the developer shall enter into a traffic agreement with NCDOT to install these improvements per the approved Construction Drawings. The developer shall file a copy of such agreement with the Town.

15. The developer shall have Conceptual Design Plans prepared for the installation of mast arms for new traffic signals at the Park West Village entrance drives to NC54, Cary Parkway and Morrisville Parkway. The Conceptual Design Plans shall place the traffic signal poles outside of the ultimate NC54 right-of-way along the frontage of the subject property to avoid future relocation. The Conceptual Design Plans shall be used in discussions between the developers, NCDOT, and the Town to obtain a consensus agreement prior to the completion of the Construction Drawings. If for any reason the Conceptual Design Plans are not approved by NCDOT, the Town will have 90 days to resolve the issues with NCDOT. If the issues are not resolved within 90 days, the NCDOT decision will prevail and approvals from the Town will not be withheld. The developer shall incorporate the final Conceptual Design Plans into the Construction Drawings and then submit them to NCDOT for review and approval. If and when the design for the traffic signals is approved by NCDOT, the developer shall enter into a traffic agreement with NCDOT to install these improvements per the approved Construction Drawings. The developer shall file a copy of such agreement with the Town.

16. The outside traffic lane on new construction along the frontage of the subject property on NC54 and Cary Parkway shall be fourteen (14) feet wide, subject to NCDOT approval.

17. Left turn lanes and/or inside travel lanes on all public roadways may be eleven (11) feet wide to allow for wider planted medians, subject to NCDOT approval.

18. Prior to the release of the Construction Drawings, transit stop(s) shall be determined by the Triangle Transit Authority (TTA) and included in the final Construction Drawings.

19. There shall be a vehicular and pedestrian cross access easement, a minimum of thirty (30) feet, to the parcel north of the multifamily site. Prior to the release of the Construction

one bedroom, and units with one bedroom and separate den. Once complete, the Owner shall provide as part of the project 7% of the new residential units as workforce housing dwelling units (a "Workforce Housing Unit"). A Workforce Housing Unit is any dwelling unit at the project designated by Owner, in Owner's discretion, to be offered for rent at an effective monthly rental rate equal to or less than the maximum affordable rental rate set forth by Federal Department of Housing and Urban Development ("HUD")(the "Rental Rate"), for a renter with an income of 80% AMI (area median income) in the Raleigh, NC MSA Area. Owner shall update the Rental Rate for each Workforce Housing Unit then being marketed for rent annually based on the current updated AMI published by HUD. The Workforce Housing Units shall be offered for rent for a period of 15 years which period shall commence upon receipt of the first certificate of occupancy for the project. In the event the Town of Morrisville or Wake County established a program in the future which provides incentives for workforce housing units, the project shall be eligible to participate in such a program if qualifications of such program are met. Beginning on December 31st of the first full year following Owner's receipt of the final certificate of occupancy for the project, the owner of record shall provide an annual certification of compliance with this zoning condition to the Town of Morrisville Planning Department, which lists the current market rate and the 80% AMI Rental Rate for the Workforce Housing Units, no later than December 31st.

Additionally, or alternatively, some or all the additional units exceeding the previously approved 380 units may be provided as Age Restricted units; provided:

a) Such units consist of one-, two-, or three-bedroom units;
b) The owner shall record with the applicable Register of Deeds office a declaration of covenants, conditions, and restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied Age Restricted units shall have as a resident at least one person age 55 or older ("age restriction"). Prior to request for certificate of occupancy for a building containing Age Restricted units, the owner shall provide to the Town an opinion letter from an attorney, licensed to practice in North Carolina, that the age restriction was drafted in a form that the attorney, in his/her exercise of customary professional diligence, would reasonably recognize as compliant with the Fair Housing Act, §42 U.S.C. SEC. 3601, ET SEQ., and the North Carolina State Fair Housing Act, N.C. Gen. Stat. §41a-1, et seq

29. A Smart Shuttle stop will be located within the development, as shown on the sketch Plan dated October 20, 2023, subject to adjustments at the time of site plan approval.

Applicant:

CASTO Southeast Realty Services, LLC

Thomas Lowell

V.P. Design and Construction

SITE PLAN FOR

PARK WEST VILLAGE THEATER RE-DEVELOPMENT

MORRISVILLE NORTH CAROLINA | WAKE COUNTY

OCTOBER 20, 2023



SURVEY BENCHMARK

BENCHMARK IS LOCAL TO SITE.
SEE SHEET XXXX FOR BENCHMARK INFORMATION.
VERTICAL DATUM BASED ON NAVD 88.

PARCEL DATA

PARCEL PIN NO.	0754386914
OWNER	PARK WEST VILLAGE PHASE II LLC CASTO
ADDRESS	250 CIVIC CENTER DR, SUITE 500
	COLUMBUS, OH 43215-5088
ZONING	MPUD
AREA	12.87
REAL ESTATE ID	0498603

INDEX OF SHEETS

COVER SHEET	SHT C0.0
EXISTING CONDITIONS	SHT C1.0
DEMOLITION PLAN	SHT C1.1
OVERALL SITE PLAN	SHT C2.0
DETAILED SITE PLAN	SHT C2.1
OPEN SPACE PLAN	SHT C3.0
STORM DRAINAGE AND UTILITY PLAN	SHT C4.0

PLANNING OBJECTIVES

1. TO DEVELOP INCENTIVES TO PROMOTE DEVELOPMENT ON LAND WITHIN THE EXISTING CORPORATE LIMITS (INFILL DEVELOPMENT)

2. TO DISCOURAGE URBAN DEVELOPMENT THAT SKIPS AVAILABLE DEVELOPABLE PARCELS TO LOCATE IN AREAS THAT DO NOT HAVE THE NECESSARY PUBLIC SERVICES (REF. TOWN OF MORRISVILLE LAND USE PLAN, SECTION 2.1.1 MAKING EFFICIENT USE OF LIMITED LAND USES).

CONTACT LIST:

Project Manager
Ricardo Cocconcelli
WithersRavenel
115 MacKenan Drive
Cary, NC 27511
919-469-3340
rcocconcelli@withersravenel.com

Vice President
Tom Lowell
Casto Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC, 27511
919-234-6711
tlowell@castoinfo.com

Director of Architecture
Bob Naegele
Planworx Architecture
5711 Six Forks Road Suite 100
Raleigh, NC, 27609
919-424-1940
bnaegele@planworx.com

Title
Name
Company
Street Address
City, State ZIP
Phone Number
Email Address

811 Know what's below. Call before you dig.

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

PREPARED BY:

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

DEVELOPER:

CASTO SOUTHEAST REALTY SERVICES
215 E. CHATHAM STREET, SUITE 201,
CARY, NC, 27511
PHONE #: 919-234-6711
ATTENTION: TOM LOWELL

WR PROJECT NO.: 02220945
MORRISVILLE PROJECT NO.: TBD

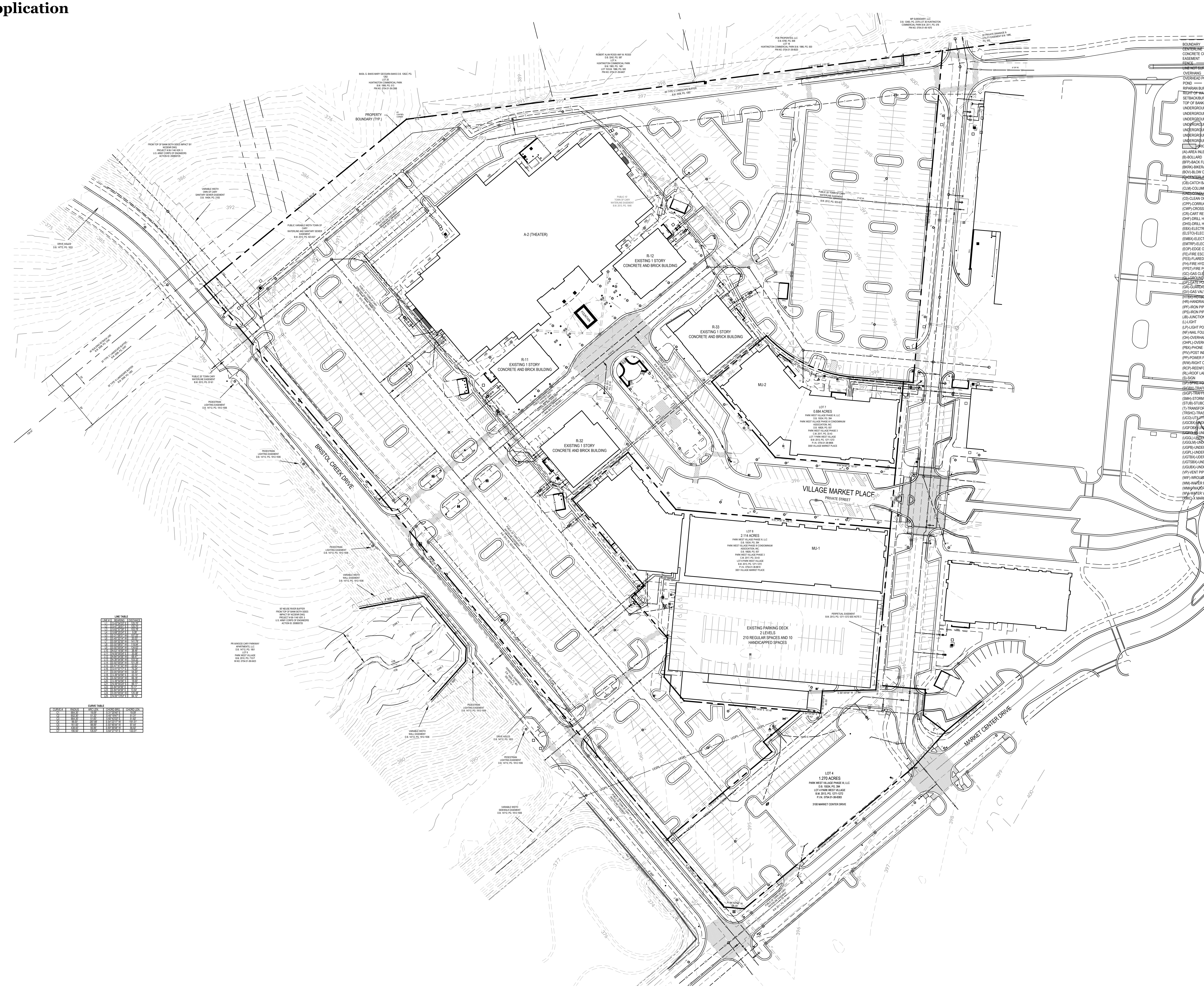
our people • your success

811 1983

K:\21-22-0940\220945-Casto-Morrisville-PWV-Theater Redevelop\CAD\Drawing Sets\Site Plan\C0.0 Cover.dwg Friday, October 20, 2023 11:41:19 - DICASE

Application

ATTH 2



LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 43°04'33" E	125.70'
L2	S 47°35'01" E	125.70'
L3	S 62°57'39" E	103.78'
L4	S 68°25'24" E	9.26'
L5	S 31°59'31" W	107.22'
L6	S 45°33'14" W	20.03'
L7	S 59°32'35" W	141.79'
L8	S 55°08'57" W	119.94'
L9	S 50°05'04" W	134.62'
L10	N 53°16'56" W	38.48'
L11	N 05°05'04" E	35.58'
L12	N 84°54'56" W	68.47'
L13	N 39°54'56" W	103.32'
L14	S 50°05'04" W	101.39'
L15	S 47°47'33" W	23.52'
L16	S 41°07'17" E	75.24'
L17	S 05°05'04" W	54.20'
L18	S 39°54'56" E	43.14'
L19	S 50°05'04" W	66.18'
L20	S 39°54'56" E	18.00'
L21	N 49°55'24" E	99.17'
L22	S 84°54'56" E	70.17'
L23	S 84°54'56" E	13.54'
L24	S 05°05'04" W	120.38'
L25	N 05°13'53" E	84.12'

CURVE TABLE

CURVE #	RADIUS	ARC LEN.	CHORD BRG.	CHORD LEN.
C1	664.30'	19.09'	S 31°20'45" E	19.09'
C2	652.30'	51.32'	S 45°19'47" E	51.31'
C3	664.30'	51.83'	S 60°43'33" E	51.82'
C4	96.00'	287.88'	S 54°23'17" W	191.51'
C5	161.50'	98.99'	S 55°46'44" W	97.44'
C6	438.50'	56.96'	S 69°36'58" W	56.92'
C7	190.50'	135.87'	S 64°27'10" E	133.01'

LEGEND

BOUNDARY
CENTERLINE
CONCRETE CURBING
EASEMENT
FENCE
LINE NOT SURVEYED
OVERHANG
OVERHEAD POWER LINE
POND
RIPARIAN BUFFER
RIGHT OF WAY
SETBACK/BUFFERS
TOP OF BANK
UNDERGROUND GAS LINE
UNDERGROUND POWER LINE
UNDERGROUND PROGRESS ENERGY LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND WATER LINE
UNDERGROUND SEWER LINE
UNDERGROUND STORM DRAINAGE LINE
BRICK
(AI)-AREA INLET
(B)-BOLLARD
(BFP)-BACK FLOW PREVENTER VALVE
(BKRK)-BIKERACK
(BOV)-BLOW OFF VALVE
(C)-CENTERLINE
(CB)-CATCH BASIN
(CLM)-COLUMN
(CND)-CONDUIT
(C0)-CLEAN OUT
(CPP)-CORRUGATED PLASTIC PIPE
(CWP)-CROSSWALK POLE
(CR)-CART RETURN
(DHF)-DRILL HOLE FOUND IN CONCRETE
(DHS)-DRILL HOLE SET IN CONCRETE
(EBX)-ELECTRIC BOX
(ELSTO)-ELECTRIC STUBOUT
(EMBX)-ELECTRIC METER BOX
(EMTRP)-ELECTRIC METER POLE
(EOP)-EDGE OF PAVEMENT
(FE)-FIRE ESCAPE
(FES)-FLARED END SECTION
(FH)-FIRE HYDRANT
(FPST)-FIRE POST
(GC)-GAS CLEANOUT
(GL)-GROUND LIGHT
(GP)-GATE POST
(GR)-GUARDRAIL
(GV)-GAS VALVE
(HTBX)-HOTBOX
(HR)-HANDRAIL
(IPF)-IRON PIPE FOUND
(IPS)-IRON PIPE SET
(JB)-JUNCTION BOX
(L)-LIGHT
(LP)-LIGHT POLE
(NF)-NAIL FOUND
(OH)-OVERHANG
(OHPL)-OVERHEAD POWERLINE
(PBX)-PHONE BOX
(PIV)-POST INDICATOR VALVE
(PP)-POWER POLE
(R/W)-RIGHT OF WAY
(RCP)-REENFORCED CONCRETE PIPE
(RL)-ROOF LADDER
(S)-SIGN
(SF)-SPIKE FOUND
(SIGBX)-TRAFFIC SIGNAL BOX
(SIGP)-TRAFFIC SIGNAL POLE
(SMH)-STORM MANHOLE
(STUB)-STUBOUT
(T)-TRANSFORMER
(TRSHC)-TRASH COMPACTOR
(UCO)-UTILITY CLEANOUT
(UGCBX)-UNDERGROUND CABLE BOX
(UGFOBX)-UNDERGROUND FIBER OPTIC BOX
(UGFOLM)-UNDERGROUND FIBER OPTIC LINE MARKER
(UGGL)-UNDERGROUND GAS LINE
(UGGLM)-UNDERGROUND GAS LINE MARKER
(UGPB)-UNDERGROUND PHONE BOX
(UGPL)-UNDERGROUND POWER LINE
(UGTBX)-UNDERGROUND TELEPHONE BOX
(UGTSBX)-UNDERGROUND TRAFFIC SIGNAL BOX
(UGUBX)-UNDREGROUND UTILITY BOX
(VP)-VENT PIPE
(WIF)-WROUGHT IRON FENCE
(WM)-WATER METER
(WMH)-WATER MANHOLE
(WV)-WATER VALVE
(XMIC)-X MARK IN CONCRETE

WithersRavel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

our people • your success

CASTO Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS
PARK WEST VILLAGE THEATRE RE-DEVELOPMENT
Morrisville | North Carolina | WAke County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
0 30 60
1 inch = 60 ft.

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

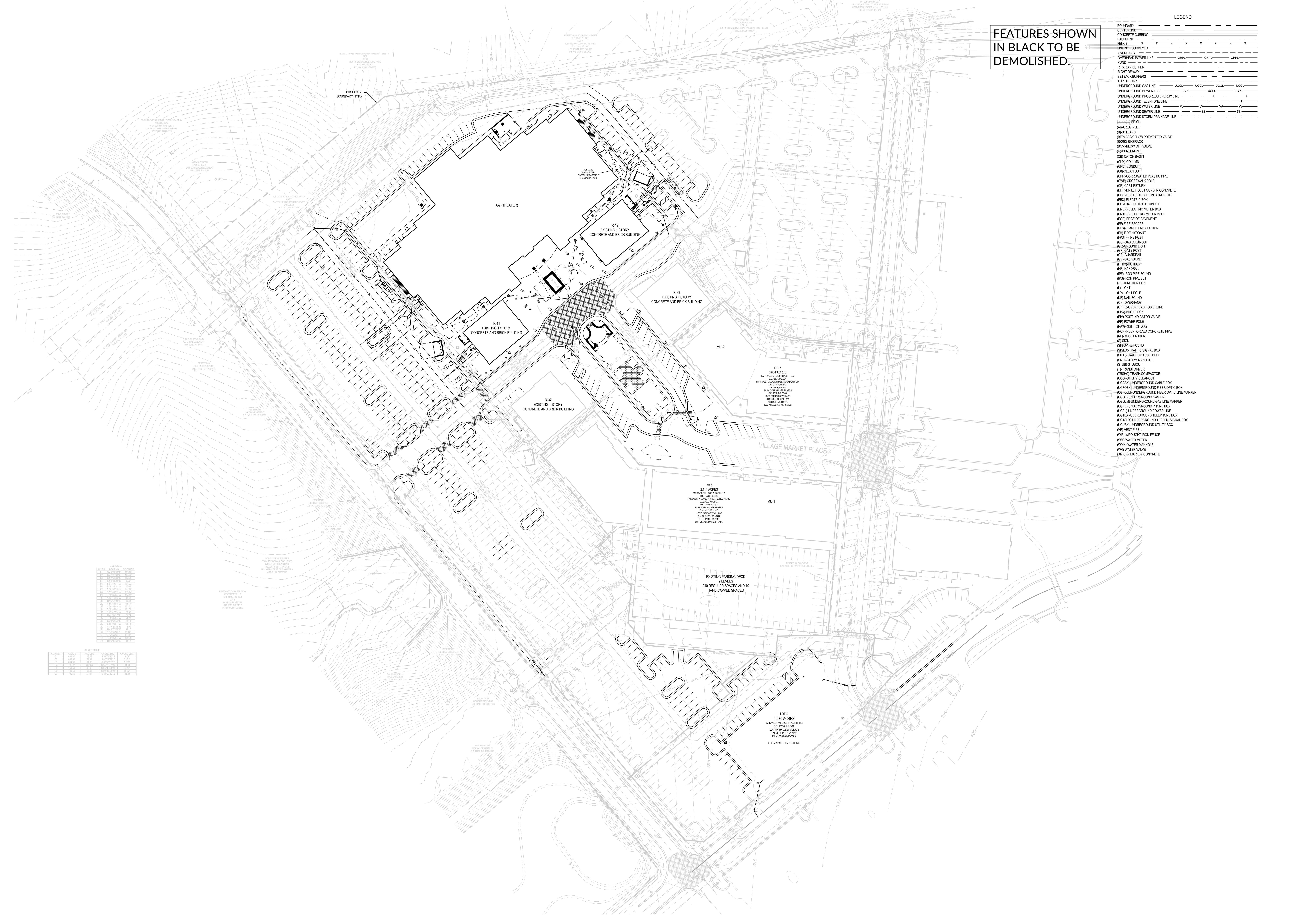
WR Job No.	DATE
02220945	10/20/2023

DRN: WR DGN: WR CKD: WR

EXISTING CONDITIONS

C1.0

K:\22\22-0940\220945-Casto-Morrisville-PWV-Theater Redevelop\CAD\Drawing Sets\Site Plan\C1.0 Existing Conditions.dwg- Friday, October 20, 2023 15:41:45 - DCASE



WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

our people • your success

CASTO Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS

PARK WEST VILLAGE THEATRE RE-DEVELOPMENT

Morrisville | North Carolina | WAke County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

WR Job No. 02220945
DATE 10/20/2023
DRN: WR DGN: WR CKD: WR

DEMOLITION PLAN

C1.1

EST. 1983

K:\22\22-0940\220945-Casto-Morrisville-PWV-Theater Redevelop\CAD\Drawing Sets\Site Plan\C1.0 Existing Conditions.dwg- Friday, October 20, 2023 15:41:46 - DCASE

Application



PARK WEST VILLAGE - SITE DATA TABLE	
REAL ESTATE ID	0498603, 0409185, 0417538, 0417537
PROPERTY IDENTIFICATION #	0754386914, 0754388383, 0754389806, 0754388610
APPLICANT/OWNER	PARK WEST VILLAGE PHASE II, LLC 215 E. CHATHAM ST STE 201 CARY, NC 27511
DEVELOPER	CASTO SOUTHEAST REALTY SERVICES, LLC 215 E. CHATHAM ST STE 201 CARY, NC 27511
SITE ADDRESS	3200 VILLAGE MARKET PLACE MORRISVILLE, NC 27560
SITE AREA	106.83 ACRES
ZONING DISTRICT	EXISTING: MU (MIXED USE DISTRICT)
LAND USE PLAN	REGIONAL ACTIVITY CENTER
PARKING SUMMARY: 1. BICYCLE PARKING LOCATIONS ARE INCLUDED THROUGHOUT THE PROJECT. 2. CART CORRALS ARE NOT COUNTED AS PARKING SPACES.	PROPOSED: (ALL SQUARE FOOTAGE IS BASED ON GROSS FLOOR AREA) EXISTING PARKING CALCULATION POD A: CINEMA: MIN. 1 SP PER 4 SEATS MIN. 748 SPACES PARKING PROVIDED: 904 SPACES REQUIRED PARKING MIN - 748 SPACES PARKING LOT CONFIGURATION:TYPE 2 **PHASE 3 PARKING CALCULATIONS** RETAIL/COMMERCIAL ADDITON: 4 PER 1,000 SF-- 27,700 / 1,000 * 4 = 111 SPACES OFFICE ADDITION: 4 PER 1,000 SF -- 21,000 SF / 1,000 * 4 = 84 SPACES 1 BEDROOM UNIT ADDITION: 1 PER BED -- 204 * 1 = 204 SPACES 2 BEDROOM UNIT ADDITION: 1.5 PER BED -- 108 * 1.5 = 162 SPACES TOTAL = 561 SPACES
PARKING DIMENSION STANDARDS	90 DEGREE 9' X 18' 60 DEGREE 9' X 20' 0 DEGREE 22' X 9'
FLOOD INSURANCE RATE MAP #	37200075400
PER FEMA DIGITAL FLOOD DATA	ZONE X
NC RIVER BASIN	NEUSE RIVER BASIN
IMPERVIOUS CALCULATIONS ★ OVERALL IMPERVIOUS IS CAPPED AT 69.28% PER REZONING CONDITION #3	SEE CHART - THIS SHEET
TOWN OF MORRISVILLE GREENWAYS	CARY PARKWAY: 8' CONCRETE SOUTHERN RAILROAD: 8' ASPHALT
BUILDING SETBACKS	FRONT: NONE* REAR NONE* SIDE NONE* CORNER SIDE: NONE*
BUILDING HEIGHT	MAX BLDG HEIGHT: 75'
LOT WIDTH AT ROAD FRONTAGE	NC HIGHWAY 54 : 1,770' CARY PARKWAY: 1,380' MORRISVILLE PARKWAY: 480'
TOWN OF MORRISVILLE GREENWAYS	PARK WEST VILLAGE GREENWAY: 3,110 LF CARY PARKWAY: 1,336 LF MORRISVILLE PARKWAY: 465 LF
CONSTRUCTION TYPE:	TBD
OPEN SPACE FOR REDEVELOPMENT AREA:	EXISTING OPEN SPACE: (+/-) 20,700 SF PROPOSED OPEN SPACE: (+/-) 43,812 SF

RESIDENTIAL UNIT MATRIX	
EXISTING DISTRICT LOFTS	
	UNIT COUNT
1 BED	77
2 BED	41
TOTAL	**118**
PROPOSED APARTMENTS	
	UNIT COUNT
1 BED	204
2 BED	108
TOTAL	**312**

*BEDROOM COUNT IS PRELIMINARY AND SUBJECT TO CHANGE

PHASE 1 - APPROVED 9/14/10, MODIFIED 01/12/11
PHASE 2 - APPROVED 03/30/12
PHASE 3 - APPROVED 03/14/12
PHASE 4 - APPROVED 10/31/13

PARK WEST VILLAGE BUILDING SUMMARY							
	Building	Multifamily	Hotel	General Office	Discount Superstore	Shopping Center	Fast Casual
		Dwelling Units	Rooms	SF	SF	SF	SF
CONSTRUCTED	A-1				138,605		
	R-1					29,219	
	R-3					11,045	
	R-5-1					13,666	
	R-5-2					1,467	
	R-6					24,835	
	R-7					25,347	
	R-20					10,327	
	R-21					13,751	
	R-22					11,511	
	R-23					7,700	
	R-24					6,103	
	R-25					2,731	
	R-26					8,405	
	R-27					6,502	
	R-28					5,650	
	R-29					7,977	
	R-30						4,658
	R-9					13,246	
	R-15					25,027	
	R-16					52,072	
	R-17					8,312	
	R-18					6,830	
	R-19					9,254	
	R-32					5,912	
	R-33					6,130	
	MU-1	73				29,094	
	MU-2	45				18,510	
	BRISTOL CREEK	260					
	TRADER JOES					28,834	
PROPOSED	R-8, C-1, MU-3	312		21,000		27,700	
	Total	**690**	**0**	**21,000**	**138,605**	**417,157**	**4,658**
ALLOWED BY TIA		**690**	**125**	**75,000**	**138,605**	**475,000**	**4,658**

PARK WEST VILLAGE RESIDENTIAL CALCULATION					
		RESIDENTIAL (SF)	RETAIL/COMMERCIAL (SF)	OFFICE (SF)	**Total**
PRE-DEVELOPMENT	**PHASE 1**		363,165		363,165
	PHASE 2		114,741		114,741
	PHASE 3		76,846		76,846
	PHASE 4	153,786	47,604		201,390
	TRADER JOES		28,834		28,834
	BRISTOL RESIDENTIAL	344,487			344,487
	PRE-DEVELOPMENT TOTAL	498,273	631,190		1,129,463
2023 PROPOSED DEMOLITION	PHASE 1				0
	PHASE 2				0
	PHASE 3		-64,804		-64,804
	PHASE 4				0
2023 PROPOSED ADDITION	PHASE 1				0
	PHASE 2				0
	PHASE 3	412,000	27,700	21,000	460,700
	PHASE 4				0
	POST-DEVELOPMENT TOTAL	910,273	594,086	21,000	1,525,359
	RESIDENTIAL PERCENTAGE	60			

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com
our people • your success

CASTO Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS
PARK WEST VILLAGE THEATRE RE-DEVELOPMENT
Morrisville | North Carolina | WAKE County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
0 100 200
1 inch = 200 ft.

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

WR Job No. 02220945 | DATE 10/20/2023
DRN: WR | DGN: WR | CKD: WR

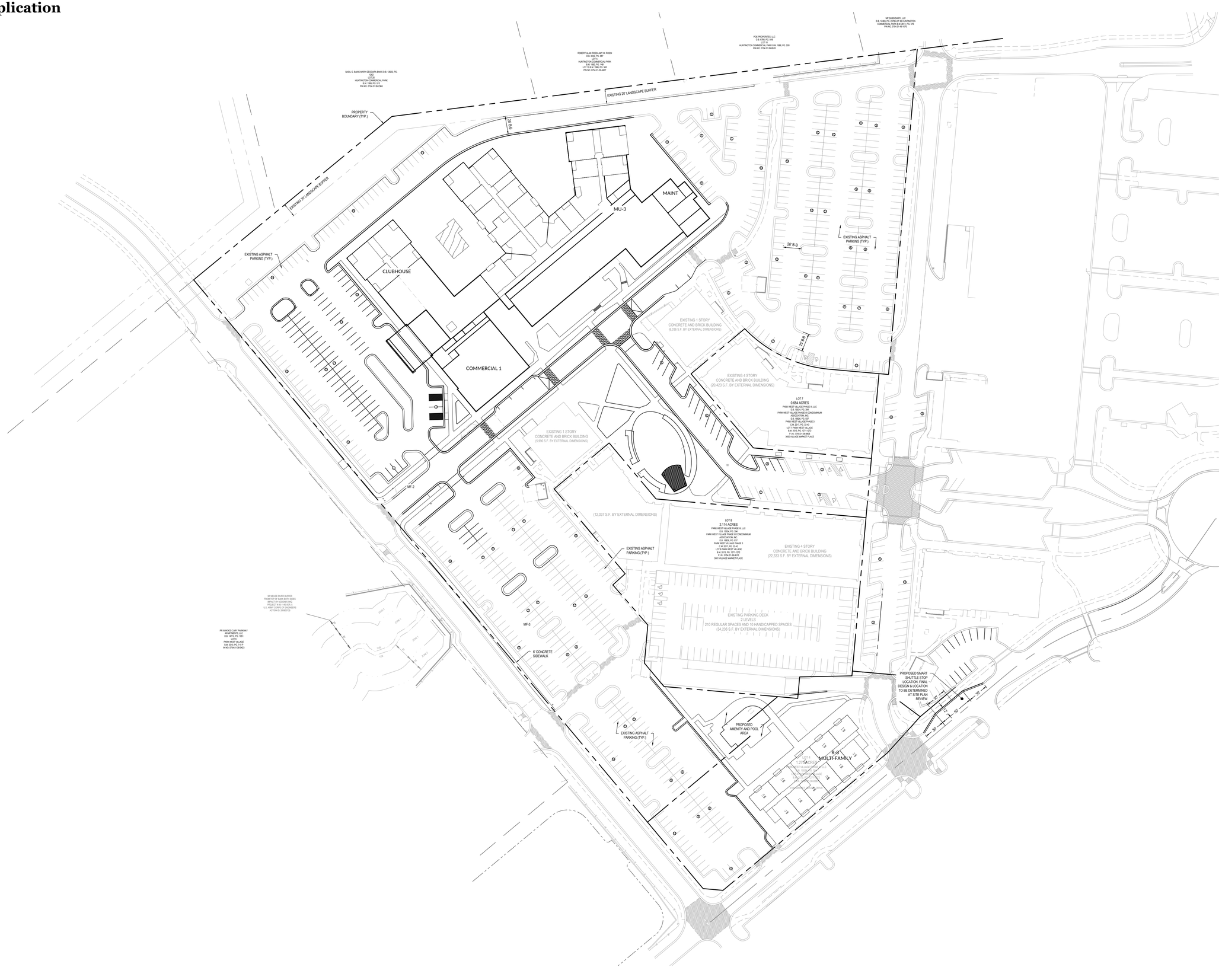
SITE PLAN

C2.0

K:\2021\21-07460\220945-Casto-Morrisville-PWV-Theater Redevelop\CAD\Drawing Sets\Site Plan\C2.0 Site Plan.dwg, Friday, October 20, 2023 10:43:09, DCASE

Application

ATTH 2



WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

our people • your success

CASTO Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS

PARK WEST VILLAGE THEATRE RE-DEVELOPMENT

Morrisville | North Carolina | WAke County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
0 30 60
1 inch = 60 ft.

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

WR Job No.	DATE
02220945	10/20/2023
DRN: WR	DGN: WR CKD: WR

ENLARGED SITE PLAN

C2.1

EST. 1993

K:\25\22-0945\220945-Casto-Morrisville-PWV Theater Redevelop\CAD\Drawing Sets\Site Plan\C2.1 Enlarged Site Plan.dwg, Friday, October 20, 2023 10:42:04 - DCASE

Application

ATTH 2

WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

our people • your success

CASTO Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS

PARK WEST VILLAGE THEATRE RE-DEVELOPMENT

Morrisville | North Carolina | WAke County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
0 30 60
1 inch = 60 ft.

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

WR Job No.	DATE
02220945	10/20/2023
DRN: WR	DGN: WR CKD: WR

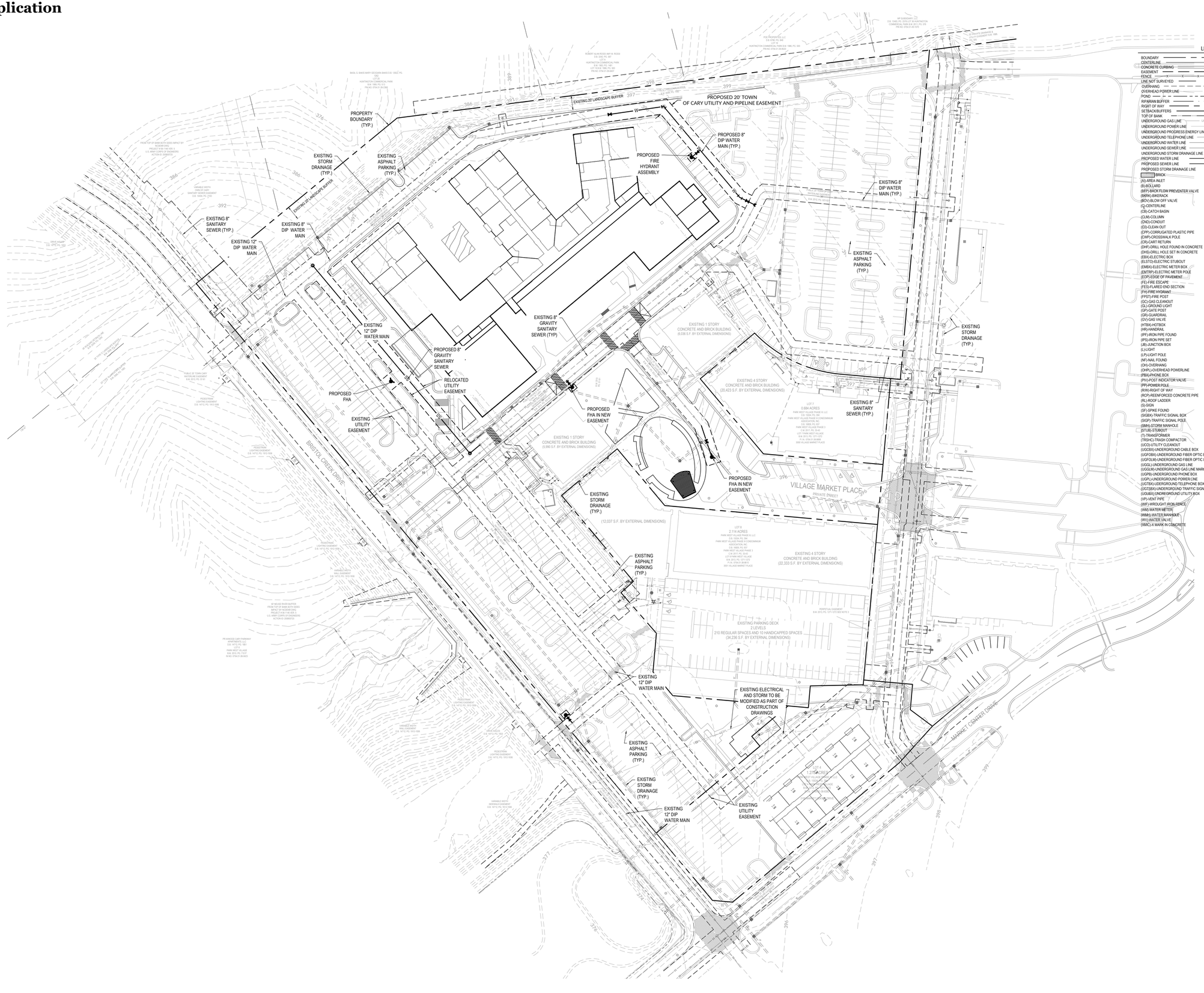
OPEN SPACE PLAN

C3.0

K:\23\22-0945\220945-Casto-Morrisville-PWV Theater Redevelop\CAD\Drawing Sets\Site Plan\C3.0 Open Space Plan.dwg, Friday, October 20, 2023 5:45:21 PM, GKASE

Application

ATTH 2



WithersRavenel
115 MacKenan Drive | Cary, NC 27511
License #: F-1479 | t: 919.469.3340 | www.withersravenel.com

our people • your success

CASTO Southeast Realty Services
215 E. Chatham Street, Suite 201
Cary, NC 27511

SITE PLANS

PARK WEST VILLAGE THEATRE RE-DEVELOPMENT

Morrisville | North Carolina | WAke County

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
0 30 60
1 inch = 60 ft.

INITIAL PLAN DATE: 10/20/2023
REVISIONS:

WR Job No.	DATE
02220945	10/20/2023
DRN: WR	DGN: WR CKD: WR

STORM DRAINAGE AND UTILITY PLAN

C4.0

K:\22\22-0945\220945-Casto-Morrisville-PWV-Thatter Redevelop\CAD\Drawing Sets\Site Plan\C4.0 Storm Drainage and Utility Plan.dwg, Friday, October 20, 2023 15:43:19 - DCASE

Mixed Use Development Narrative

for

PARK·WEST VILLAGE

A mixed-use development

Morrisville, North Carolina

Prepared for:

The Town of Morrisville
North Carolina

Applicant/Owner/Developer:

Park West Village Phase II, LLC
c/o Casto Southeast Realty Services, LLC
~~Morrisville Partners LLC~~
9705 Chapel Hill Road
Morrisville, NC 27560

Submittal date:

April 11, 2007
May 25, 2007
July 18, 2007
September 21, 2007
October 5, 2007
October 31, 2007
December 6, 2007
January 27, 2010
April 28, 2010
July 2, 2010
August 13, 2010
Revised April 16, 2012
Revised August 13, 2013
Revised March 20, 2014
Revised July 24, 2014
Revised August 3, 2016
Revised November 28, 2017
Revised December 1, 2020
Revised October 16~~1~~, 2023

WithersRavenel
Our People. Your Success.

Formatted: Space After: 6 pt

Formatted: Space After: 6 pt

Park West Village
A mixed-use development
Morrisville, North Carolina

Applicant/Owner/Developer:
~~MP Subsidiary~~Park West Village Phase II, LLC
c/o Casto Southeast Realty Services, LLC
215 E Chatham Street, Suite 201, Cary, NC 27511
Contact: Mr. Thomas Lowell (919) 467-8880
TLowell@castoinfo.com

Civil Engineer:
WithersRavenel
115 MacKenan Dr., Cary, NC 27511
Contact: Tucker McKenzie, P.E. (919) 469-3340
tmckenzie@withersravenel.com

Transportation ~~Planner~~Engineer:
Kimley-Horn and Associates
3001 Weston Parkway, Cary, NC 27613
Contact: Kevin Dean, P.E. (919) 677-2000
kevin.dean@kimley-horn.com

Table of Contents

Mixed Use (MU) Development Narrative

1.0 Purpose Statement

2.0 Project Data

3.0 Permitted Uses

4.0 Design Controls and Development Standards

5.0 Public Facilities

6.0 Phasing

7.0 Waivers and Alternate Means of Compliance

8.0 Amendments and Approvals

MU Plan Narrative Figures

1.0 Conceptual Master Plan

MU Site Plan Sheets

Park West Village Mixed Use Planned Development Site Plan Sheets Under Separate Cover

1.0 PURPOSE STATEMENT

The Park West Village Mixed Unit Development ("the Development") concept is intended to bring a unique, vibrant, mixed-use community to the Town of Morrisville. The proposed development will blend a variety of commercial and residential land uses and product types into a planned community setting with a coordinated network of pedestrian routes, greenway, road network, public spaces and amenity areas. The Development provides for residential uses in close proximity to employment, shopping, and entertainment uses in an effort to create a walkable community.

The proposed development meets the broad intent defined in the Town of Morrisville Zoning Development Ordinance, Part B Article IV, to "accommodate a fully designed project that may incorporate a range of uses" in a district that provides "substantial flexibility from the conventional use, dimensional requirements, and development standards of the general districts".

The Development proposes the logical expansion of the mixed use land use designation on the Town of Morrisville Land Use Plan map to include the Park West Village site. Currently, the entire area north of the Southern Railroad, and east of Cary Parkway on both sides of Chapel Hill Road, NC 54, is designated Mixed Use on the Town's Land Use Plan.

This project represents a significant redevelopment of an existing developed site with some of the necessary infrastructure already in place to support new development. Mixed-use development of this site will promote more orderly, efficient town growth and help to meet two of Morrisville's key land use planning objectives: 1) to develop incentives to promote development on land within the existing corporate limits (infill development); and 2) to discourage urban development that skips available developable parcels to locate in areas that do not have the necessary public services (ref. Town of Morrisville Land Use Plan, section 2.1.1 Making Efficient Use of Limited Land Uses).

This document, together with the Mixed Use Site Plan Sheets, represents the Master Plan for development that shall guide implementation of the project. The intent of this document is to provide general information regarding the development program and to establish or clarify specific design controls appropriate for the development that may differ or vary from the Town of Morrisville Zoning Ordinance or other policy documents as is provided for in Part C, Article XIII Section 6 of the Zoning Ordinance.

2023 Amendment

PARK WEST VILLAGE HISTORY:
The Park West Village initial approval was consistent with the Future Land Use designation for a Mixed-Use Development. The current Morrisville Land Use Plan 2021 designation for the parcels covered by Park West Village is Regional Activity Center, which is planned for a broad range of uses including commercial, entertainment, office, and high density residential.

2008 Park West Village, A Mixed-Use Development:
Park West Village represents a significant redevelopment of an existing developed site with some of the necessary infrastructure already in place to support new development. The development is designed for future incremental infill development, taking great care on where to place utilities and infrastructure to allow for future growth and redevelopment within the existing footprint.

2010-2020 Amendments:

- Following the 2008 approval of the MUPD for Park West Village there have been major and minor modifications to the project approved by the Town of Morrisville, whether by the Town Council or by staff.
- In 2014 the Unified Development Ordinance (UDO) was adopted to replace the Morrisville Zoning Development Ordinance at which time the zoning of Park West Village was changed to Mixed Use Planned Development (MUPD), the closest district aligning with PWV and the new UDO.

Formatted: Font: (Default) Arial, 10 pt, Font color: Black

Formatted: Justified, Space After: 12.75 pt, Widow/Orphan control, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers, Tab stops: Not at 0.83"

- The MUPD zoning carried forward the Park West Village Development Narrative, TIA and Traffic Studies, Comprehensive Sign Plan, Site Plans, and various Amendments that had been previously approved.

2023 Amendment

- The 2023 Amendment is the progression of the Park West Village development to address changes in codes and society that have occurred in the 15 years since the inception of the project and to provide the framework that will allow Park West Village to continue to evolve for the future. The initial phases of the Park West Village occurred over approximately six to eight years from the approval. Significant changes in the lifestyles, living environments, how entertainment is defined, and commercial uses have occurred since the initial concept was proposed and approved. The Amendment incorporates the logical expansion and evolution of the mixed-use development, where the foundation was originally laid for an incremental infill, using existing infrastructure.

The Park West Village development, approved in January 2014 under the Land Use designation, Mixed Use Development), is consistent with the Town of Morrisville Land Use Plan 2021 designation Regional Activity Center planning objectives and key considerations:

- "Regional Activity Centers feature a mix of uses that create regional destinations, typically located at key intersections along major transportation corridors. These areas include concentrations of large regional employers, commercial, entertainment, and high density residential. Regional Activity Centers provide improved access to jobs, a compatible mix of uses, and access to a variety of transportation options."
- Encourage design that fosters attractive destinations where people seek to visit places for an experience, rather than a product.
- Allow for the integration of prominent visual landmarks like sculptures and ornamental structures near corners and entryways to further enhance Morrisville's image & identity.
- Encourage large sidewalks that can accommodate outdoor dining and seating.
- Ensure that common open spaces like plazas or public seating areas are easily accessible and placed in locations with higher pedestrian activity and visibility.
- Discourage buildings from orienting large blank walls toward primary streets.
- Encourage infill development of underutilized parking lots in existing regional activity centers.

End Section 1.0 PURPOSE STATEMENT

Formatted: No bullets or numbering

2.0 PROJECT DATA

A. Project Name: Park West Village

B. Applicant/Owner: ~~MP Subsidiary~~Park West Village Phase II, LLC
c/o Casto Southeast Realty Services, LLC
215 E Chatham Street, Suite 201
Cary, NC 27511
(919) 467-8880
~~Copy To: 5391 Lakewood Ranch Boulevard, Suite 100~~
~~Sarasota, FL 34240~~

Contact: Mr. Thomas Lowell
(919) 467-8880
Tlowell@castoinfo.com

C. Land Planner/ Civil Engineer: WithersRavenel
115 MacKenan Dr.
Cary, NC 27511
Contact: Tucker McKenzie, P.E. (919) 469-3340
tmckenzie@withersravenel.com

D. Zoning: Existing: ~~Community Activity Center(Lot 36 Huntington)~~Mixed Use Planned Development (MUPD)

E. Land Use: Existing: ~~Mixed Use w/ Southern Activity Center denotation~~Regional Activity Center (RAC)

F. Total Development Area: ~~98.744~~106.83 acres (~~94.744 acres lots 1-10 of~~ Park West Village and ~~4 acres~~ Lot 36 Huntington)

End Section 2.0 PROJECT DATA

3.0 PERMIITED USES

The following uses shall be permitted within the Development as provided for in Part C, Article IV, Table of Permitted Uses, of the Town of Morrisville Zoning Ordinance and the Town of Morrisville Unified Development Ordinance (UDO) as modified within.

The following uses are currently permitted by the Town of Morrisville, ~~Part C, Article IV Table of Permitted~~Article 4. ~~Uses~~Use Standards, in the Mixed Use Planned Development District (MUPD); uses with an Asterix are uses permitted under the Zoning Ordinance, Part C, Article IV with no equivalent in the UDO:

Dwelling, Single-Family D~~d~~etached
Dwelling, D~~d~~uplex
Dwelling, ~~townhouse~~ Single-Family Attached
Dwelling, condominium*
Dwelling, Multi-Family ≤50 du~~apartment~~
Dwelling, Multi-Family >50 du
Accessory Apartment~~, attached~~ (Accessory Use)
~~Accessory Apartment, detached~~
Day Care Center
Nursing Home
Special Events (Temporary Use)
Outdoor Sales (Temporary Use)~~,~~
~~Seasonal Construction Trailer,~~Temporary Construction-Related Structure or Facility (Temporary Use)
Real Estate Sales Office, Temporary (Temporary Use)
School, ~~public or private~~Business or Vocational
Club~~, Civic~~ or Lodge
Non-profit professional association*
Emergency Services
~~Municipal~~ Government Services, Administrative
County, State, Federal Services (except penal)*
Community Center
~~Public~~ Cultural Facility
Public Park or Recreation Facility
Private Recreation Facility, O~~o~~utdoor
Private Recreation Facility, ~~i~~Indoor ~~(includes theater/cinema for the showing of movies)~~
Private Entertainment Facility, Indoor
Private Entertainment Facility, Outdoor
Club, non-profit*
Recreation Facility, ~~r~~Residential ~~support~~ Support (Accessory Use)
Hospital
Clinic*
Urgent Care Facility
Office, ~~m~~Medical/ ~~d~~Dental
Office Park, ~~m~~Medical/~~d~~Dental
Service Establishment, professional*
Service Establishment, specialized*
Service Establishment, off-site*
Office Park
Research Laboratory
Temporary Office Structure (Temporary Use)

Office Retail*
Service Establishment, ~~p~~Personal
Retail Store < 3,000 sf
Retail Store 3,000 to <20,000 sf
Retail Store 20,000 to < 50,000 sf
~~Retail –Pet Store (Includes emergency veterinary care and grooming)~~
Retail Store 50,000 sf to <75,000 sf
Retail Store> 75,000 sf
Retail –Pet Store (Includes emergency veterinary care and grooming)*
Shopping Center, ~~n~~Neighborhood
Shopping Center, Major
Restaurant
Drive ~~through~~ Through ~~s~~Service ~~f~~Facility (on lot 3 ~~restuarants~~restaurants, subject to additional requirements below)
Automobile Repair, M~~m~~inor
Automobile Service Station
Car Wash/ Detailing
Parking Deck or Lot
Park and Ride Terminal
Bus Station
Broadcasting Station~~s~~
Canopies*
Hotel/Motel

Formatted: Space After: 0 pt

"All uses hereafter permitted by the Town of Morrisville in its Mixed Use Planned Development District zoning, or its successor, shall also be permitted as part of this application."

Formatted: Right: 0", Space After: 25.5 pt

The following land uses shall b~~b~~e permitted in addition to those land uses currently permitted in ~~Part C, Article IV~~UDO Article 4. Use Standards of ~~Permitted~~ Principal Uses in the Mixed Use Planned Development District ~~zoning~~ or its successor:

~~Hotel/Motel~~

Restaurants with drive-through service facilities (on Lot 3 only)**.

Notwithstanding, Traditional "fast food" restaurants with drive through service facilities shall not be allowed. By way of example, fast food restaurants are typically defined as restaurants that include:

- Pre-prepared and/or packaged food ready for take away
- Low cost
- ~~-~~Limited menu

(At the time of this modification, 2016 examples of traditional "fast food" restaurants include, but are not limited to, McDonald's, Burger King, Taco Bell and Kentucky Fried Chicken).

Fast casual and other restaurants are allowed to include drive through service facilities and pick up windows. Fast casual restaurants are typically defined by:

- Meal price above fast food and below full table service
- Made to order meals

(At the time of this modification, 2016 examples of fast casual restaurants include, but are not limited to, Newk's Eatery, Jason's Deli, Noodles & Company, Panera Bread, and Chipotle).

Lot 36 will be limited to the uses allowed within the Town of Morrisville UDO Community Activity Center zoning district effective on December 8, 2020.

"All uses hereafter permitted by the Town of Morrisville in its Mixed Use Planned Development (MUPD) District zoning, or its successor, shall also be permitted as part of this application."

** If drive through window(s) for restaurant uses on Lot 3 is directly visible from Cary Parkway, the window will be screened solely or by a combination of evergreen plant material, walls or other opaque screening material.

The following uses shall not be permitted:

Crematorium
Stonecutting/ Monument Sales
Tire Capping and Retreading
Vehicle Towing Service

End Section 3.0 PERMITTED USES

4.0 DESIGN CONTROLS AND DEVELOPMENT STANDARDS

Development standards within the Park West Village Mixed Use Planned Development ~~d~~District shall be in accordance with the Morrisville UDO including the approved sketch plan, with the exception of the following items:~~Part C, Article xm Section 6 of the *Zoning Ordinance*.~~

4.1 Use Standards

4.1.1 Land Use

The Park West Village Site Plan *(See Overall Site Plan,* Sheet C11.00) illustrates the proposed location of different uses.

The allowed land uses within Park West Village Mixed Use Planned Development may be located anywhere within the MUPD limits, provided the site plan complies with the Morrisville UDO and this Planning Development Narrative including the Master Plan and any subsequent modified plans.

Land Uses

Modifications to the site plan that include allowed uses and are consistent with the Mixed Used Planned Development district will follow the approval process in ~~2.0 Project Parameters~~Section 8.0 Amendments and Approvals.

Changes to Land Uses

The Mixed Use Planned Development zoning allows for The Site Plan and allowed Land Uses provides for a variety of uses. And while the Site Plan contemplates specific locations of uses, the ultimate development of the project must be able to respond to market conditions over the development period.

The approved Development is permitted modifications to the type, size and location of each use with the approval of the Planning Director provided that the approved changes do not exceed overall intensities provided for this Development, or exceed by more than 10 percent the total trip generation provided for in the project Traffic Impact analysis (TIA) except as provided for within, and that the requested change does not exceed the authority granted to the Planning Director.

Changes to Proposed Uses

The Site Plan provides for a variety of uses. While the Site Plan contemplates specific uses, the ultimate development of the project must be able to respond to market conditions over the development period.

The approved Development is permitted modifications to the type, size and location of each use with the approval of the Planning Director provided that the approved changes do not exceed overall intensities provided for this Development, or exceed by more than 10 percent the total trip generation provided for in the project Traffic Impact analysis (TIA) except as provided for within, and that the requested change does not exceed the authority granted to the Planning Director in Part C, Article XIII, Section 9 of the *Zoning Ordinance.*

4.2 Off-Street Parking and Loading**

Parking and loading for all uses included in Park West Village shall comply with ~~Part C, Article XII~~UDO Section 5.10 Parking and Loading ~~of the Town of Morrisville Zoning Ordinance~~ except as provided for in Section 7.0, Waivers and Alternate Means of Compliance. Tabulation of parking spaces toward meeting these requirements shall be calculated as the sum total of parking for the development, such that required minimum and maximum ratios are met by the collective parking total for the entire Development.

***refer to Overall Site Plan Sheet C11.00 for detailed parking calculations*

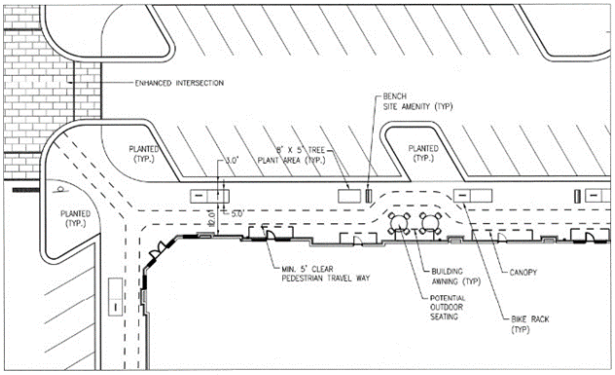
4.3 Open Space

The Park West Village development provides for a variety of public gathering spaces and amenity areas. These spaces take the form of plazas in the heart of the mixed-use environment, seating areas along landscaped streetscapes, and recreation areas within the multi-family product areas. In addition, residents of the mixed-use residential units will have access to the recreation facilities and green space within the multi-family portion of the development including clubhouse and play areas.

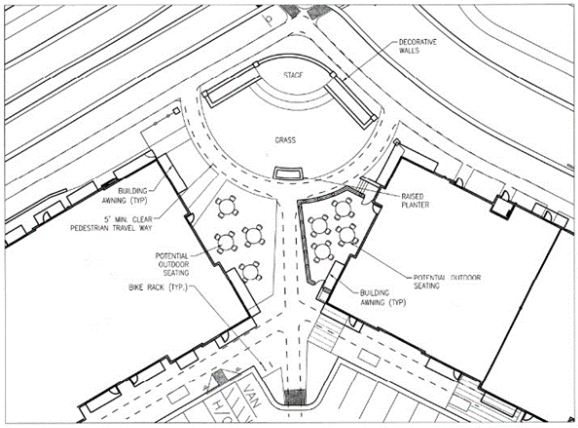
4.4 Outdoor Seating

The Park West Village development will provide for a variety of outdoor seating areas in yet to be determined areas. These areas will most often be associated with restaurants and food service businesses and occur between the buildings and the street. Design guidelines are provided on the plans and herein to ensure that such amenities occur in such a way that enhances street activity and does not impede pedestrian movement. A typical detail is provided ~~on Sheet C15.02~~ to illustrate required clear zones between defined outdoor seating areas and the street. This includes clear pedestrian paths between seating area furniture and fencing and trees, signage, or other site furnishings that may impede pedestrian flow. The location and quantity of outdoor seating shall be at the discretion of the property owner and shall be permitted as part of the approved site plan for the development in all cases where the design guidelines established within can be met.

Examples of outdoor seating areas:



STORE FRONT PEDESTRIAN CIRCULATION (TYPICAL)



OUTDOOR PLAZA PEDESTRIAN CIRCULATION (TYPICAL)

4.5 Green space/Impervious Surface

The existing site plan for Park West Village (Lots 1-10, the original Park West Village properties) incorporates approximately 31 % of greenspace. Per Article II, Section 9 of the Zoning Ordinance, a reduction in required greenspace is provided for, with ~~Board of Commissioners~~Town Council approval in 2008, if specified measures are taken to enhance stormwater measures and the overall quality of design for the development. The following enhancements have been offered to support this request for a reduction of greenspace:

- Alternative stormwater techniques: Stormwater infiltration devices have been incorporated into several locations within the commercial and residential portions of the subject site. These infiltration devices have been designed to capture the 1-year design storm for approximately 4.5 acres of drainage within a subsurface sump, and slowly release the 1-year storm discharge volume through a flow distribution device into the buffer. Larger storm events will be routed through the

sump to the proposed stormwater wetland areas onsite. The stormwater infiltration devices include a flow distribution device that will discharge onto rip rap pads, along existing topography for infiltration. (Refer to the detail sheets of the "plan" for additional design parameters.) This proposed design is intended to help alleviate the increase in impervious area within the existing stream's watershed, by providing it with filtered groundwater during smaller storm events. In addition, the project is engineered to comply with proposed and enhanced water quality standards of the Town that have not been implemented.

- Architecture: A distinct unity of design framework has been established for Park West Village to create a unified vocabulary of forms and materials while providing for flexibility to create unique buildings and districts within the development.

- Landscape design: The quantity of landscaping within the development is extensive and enhanced by landscape plazas and hardscape features throughout.

- Interconnectivity: The proposed site plan creates an extensive walkable, interconnected pattern of streets and pedestrian zones connecting retail and residential uses. Vehicular and pedestrian access is provided to all sides of the property except to the residential land uses to the south of the railroad on the southern property border. Public spaces among shops are provided along a main street environment and outdoor cafe seating will liven the streets throughout the day. A public greenway is also incorporated along the site perimeter and connects the multi-family use to the mixed use areas of the development.

- Parking: There are no parking fields between buildings and the bordering public streets around Park West Village, with the exception of Lot 36. Parking is broken up by large landscape islands and by virtue of the site plan that forms the urban form of the project and screens views to parking from different sightlines throughout.

- Public Spaces: Gathering spaces and plazas will be found throughout the development as well as sidewalk cafes and landscaped streetscapes. Green space and recreation amenities will be available to the multi-family residents and mixed use residential residents as well.

- Buffers to adjacent residential: Substantial vegetated buffers and the railroad corridor buffer the project from the adjacent residential neighborhoods to the south. The reduction in greenspace has no adverse affect on these properties.

Park West Village was initially developed with the specific parameters defined above to receive the reduction in the required pervious area. Redevelopment or additions to the project will continue to be allowed with the reduced pervious area stated above.

Lot 36 will meet the requirements of the UDO for ~~minimum green space(35%)~~lot coverage and buffer requirements, except that no internal buffers will be required to other properties within the Mixed Use District.

End Section 4.0 DESIGN CONTROLS AND DEVELOPMENT STANDARDS

5.0 PUBLIC FACILITIES

5.1 Greenways

The Park West Village development provides for construction of a portion of the Town Greenway Master Plan within the property limits and along public rights-of-way as follows:

5.1.1 An 8 foot wide asphalt path along the entirety of the southern boundary (railroad);

5.1.2 ~~and A~~an 8 foot wide concrete path eastern site boundaries (Cary Parkway);

5.1.2 A 5 foot concrete path along the NC 54 boundary; and

5.1.3 A minimum twenty foot easement along the entire length of the greenway constructed as part of the Development, except where reductions in the easement width are approved by the Town to minimize impacts to perimeter buffers.

5.2 Public Transit

The Park West Village development will provide, at a minimum, ~~for~~ one public transit stop internal to the site ~~or adjacent to the project~~ to accommodate public transportation in the Town of Morrisville. The ~~F~~final transit stop location will be coordinated with the Town of Morrisville and GoCary. Access easements and agreements will be executed with appropriate parties to accommodate public transportation circulation and a transit stop with amenities within the site.~~Triangle Transit Authority and is currently anticipated to be on NC 54 adjacent to the project.~~

End Section 5.0 PUBLIC FACILITIES

6.0 PHASING

As of 2011, all required off-site roadway improvements were completed and accepted, This section remains for context.

Off-site roadway improvements will be constructed concurrent with development of the site. All off-site roadway improvements will be complete prior to issuance of Certificates of Occupancy for more than 100,000 square feet of retail.

The developer shall install and upgrade traffic signals, identified in the TIA, Traffic signals will be installed when warranted and permitted by NCDOT. Once warranted and permitted the developer shall install and upgrade the traffic signals prior to the Certificates of Occupancy for 100,000 square feet of building use. In order to guarantee the purchase and installation of the traffic signals the developer shall provide a bond or letter of credit to either the Town of Morrisville or the NCDOT:

If a bond or letter of credit is required to be provided to NCDOT then the developer shall provide the Town written confirmation from NCDOT accepting the bond or letter of credit and a copy of the bond or letter of credit.

If the bond or letter of credit is required to be provided to the Town then the bond or letter of credit shall be based on a cost estimate from a Professional Engineer and verified by the Morrisville Engineering Department. The cost estimate shall be based upon a detailed design that is approved by the Town and permitted by all applicable regulatory agencies such as NCDOT and NCDENR Division of Water Quality, etc. The amount of the bond or letter of credit shall be one hundred twenty-five percent (125%) of the verified Professional Engineer's estimate to account for design errors and omissions, contingencies, inflation, changing regulatory codes and the Town's administrative costs. The cost estimate shall be

provided once the NCDOT has approved Construction Drawings for the signals. The bond or letter of credit shall be submitted to the Town prior to the release of the Town Construction Drawings. The Town shall release the bond or letter of credit upon written verification that NCDOT has accepted the traffic signals' installation.

End Section 6.0 PHASING

7.0 WAIVERS AND ALTERNATE MEANS OF COMPLIANCE

The following provisions for Alternate Means of Compliance to the ~~Zoning~~ Unified Development Ordinance are hereby incorporated as part of the Park West Village Mixed Use Planned Development District:

7.1 Parking

7.1.1 Parking dimensions: 9'x18' spaces shall be permitted where spaces are head-to-head with no overhang and where minimum drive aisle dimensions are met.

7.1.2 Parking Rows: Parking rows will be allowed to exceed 20 spaces in a row on all levels of parking structures~~, provided the developer shall add pots and/or planter boxes with plantings on both ends of each row of parking spaces to the upper level only of the parking structure. The developer shall show the pots and/or planter boxes and proposed plantings on the Construction Drawings prior to their release.~~ .

7.1.3 Bike Parking shall be distributed throughout the development.

7.1.4. Shared parking will be allowed within the project area. Reductions to the overall parking less than 10% shall be approved administratively with an updated parking layout. Reductions of more than 10% and up to 50% shall be subject to shared parking reductions per the UDO.

7.1.5 Required parking

USE	PARKING SPACES REQURED
Shopping Center (Retail, Restaurant, office)	4 Spaces per 1,000 sf (maximum)
Hotel	1 per 2 guest rooms + 1 per 1,600 sf of assembly space (minimum)
Dwelling, Multi-Family	1 bedroom, 1 per du 2 bedroom, 1.5 per du 3 bedroom, 2.0 per du

*Parking calculations are shown on the cover of the Master Plan and any subsequent plan amendments

7.2 Loading

7.2.1 Single story commercial buildings exceeding 25,000 SF will include a dedicated loading area as defined by the UDO or specific loading bays.

7.2.2 Mixed use buildings exceeding 50,000 SF will have loading/service areas as defined by the UDO.

7.32 Landscape, Buffers, Open Space, and Tree Preservation

7.32.1 Foundation Plantings (non-residential uses and ground floor of mixed-use buildings)

An alternate means of compliance is proposed to meet the requirements of ~~Article IX (Landscape Ordinance), Section 6.5 (Foundation Plantings) (1) Foundation Plantings: (Non-residential Dwelling, Multi-family, and Dwelling, Condominium)~~5.12.5 Foundation Plantings:

1. Plant material heights will vary, based on storefront window and door design.~~;~~

~~2. A minimum separation of a 6' landscape strip shall be provided between the buildings and any sidewalks.~~

Due to the nature of mixed-use planning and the dimensional relationships between streets, public areas and buildings, the minimum foundation planting requirements will be met by providing for relocation of foundation plantings to be incorporated in sidewalk and plaza planters as shown on the Landscape Plan sheets. The current design will create shaded, pedestrian-friendly streetscape environments, aesthetically pleasing building elevations, and maintain the minimum amount of pervious area committed to in the application.

7.32.2 Streetyard ~~Plantings~~ and Buffers

An alternate means of compliance is proposed to meet the requirements of UDO Section 5.12 Landscaping and Section 5.7 Perimeter and Streetyard Buffers. ~~Article IX (Landscape Ordinance), Section 6.2 (General Design Requirements) and Section 6.4(Design Requirements Based on Street Type)~~

Buffer Location	**Minimum Width**
Perimeter street yards/ buffers along Morrisville Parkway, Cary Parkway, and NC 54 (Chapel Hill Rd)	20 ft
Buffers along property lines not abutting public streets	20 ft
Buffer abutting NC Railroad Right of Way (includes a 6 ft high chain link fence)	30 ft
Interior property line or Street yard between lots	0 ft

**Some buffers have been approved with a retaining wall along the streetyard*

~~1. 20' wide parallel to public rights-of-way~~

Due to the mixed-use district having no setback requirements, the dimensional relationships between streets, public areas and buildings, buildings and patios will be allowed to encroach into the streetyard under the following conditions:

- *A retaining wall has been permitted within the streetyards along Chapel Hill Road, Cary Parkway, and Morrisville Parkway as shown on site plans.*
- *The required streetyard plantings can be provided between the retaining wall and the public right-of-way.*

- *The building or patio occupies no more than 25% of the required streetyard width.*
- *The building or patio occupies no more than 50% of the length of the retaining wall permitted within the streetyard.*

7.3.3 Open Space

The Park West Village development provides for a variety of public gathering spaces and amenity areas. These spaces take the form of plazas in the heart of the mixed-use environment as follows:

- Walking trails or paths,
- Seating areas along landscaped streetscapes,
- Recreation areas within the multi-family product areas.

The initial approval of the Park West Village MUPD did not require the provision of a specific amount of Open Space. The project approval included areas for active and passive use as part of the mixed use development. The nature of the project requires the flexibility to provide varying types and locations for active and passive use areas to be determined by the Owner. The active and passive use areas may include but are not limited to the following:

- Outdoor seating areas,
- Plazas,
- Stream buffers,
- Stormwater areas with pathways or walkways, and
- Pocket park type areas for passive use.

Park West Village was initially approved on the basis of having the areas listed above provided, which have been included with the development of the project. Any infill or redevelopment of the project will maintain the same amount of total open space, as defined by this section (7.3.3), within the redevelopment area.

7.3.4 Tree Preservation

Park West Village was initially approved and developed prior to tree preservation requirements within the UDO. The development has existing tree canopy preserved within environmental features and an existing 30-foot buffer along the NCRR Right-of-Way.

Any areas with existing tree canopy preservation that are impacted by infill or redevelopment shall be replaced at a rate of 1 tree for each tree impacted or removed in the originally approved area along the NCRR Right-of-Way. In addition, tree preservation easements will not be required for the areas identified above.

7.~~3~~4 Architectural Design Standards & Architectural Waivers

See Exhibit A for Site Plan showing referenced buildings.

7.4.1 Mixed Use Buildings and Commercial Buildings

The buildings within the mixed use development will comply with UDO Section 5.9 for all commercial and mixed use as modified by this Mixed Use Development Narrative.

7.4.2 Multifamily and Mixed Use Buildings

Multifamily buildings and multi-family floors of mixed-use buildings will comply with UDO Sections 5.9.8.2, 5.9.8.3, 5.9.8.5, and 5.9.8.6. as modified by the Mixed Use Development Narrative. In addition, multi- family stories of mixed-use buildings will have the option to comply with either the multi-family requirements or mixed-use requirements of UDO as modified by the Mixed-Use Development Narrative.

7.~~4~~3.~~3~~1 Exterior ~~Facade~~Façade Materials

In addition to the wall materials listed in ~~section 3A.A~~tables 5.9.4.B.1 and 5.9.4.B.2, Metal Panels and Translucent Panels (i.e. Kallwall) are allowable as non-dominate wall materials. Glazing will also be considered an allowable dominate wall material. High quality, durable faux wood materials shall be allowed as a predominate wall material in tables 5.9.4.B.1 and an "A" material 5.9.4.B.2. Due to the design characteristics illustrated for the project, ~~we need~~ the materials to create the variety of building elevations desired.

7.4.4 Single Story Multi-Tenant Retail Buildings – Fenestration Design and Materials

The design of the Tenant facades, as illustrated below, shall comply with 5.9.5 with the following deviations.

- The primary materials within the Fenestration will be glass and shall not be less than 50% of the individual tenant storefront area, but additional materials may be used within the area allocated for the storefront. These materials could include any materials listed within Table 5.9.4.B.2 and as allowed in this Narrative.
- The fenestration length and height required shall be based on the square footage area calculated above and can be a height and width ratio fitting within the tenant façade area.
- The area within the existing or proposed single story multi- tenant buildings used for the fenestration area is per the following illustration:



- This deviation only applies to the Fenestrations area as required by the UDO. All other material requirements for the building will comply with the UDO and allowed modifications in this Narrative.

7.4.5 Multi Story Mixed Use Ground Floor Tenant Façade Design

The design of the Tenant facades on the Ground Floor shall comply with 5.9.5

with the following deviations.



- The façade area shall be from the FFE base to the top of façade wall and go from demising wall to demising wall as illustrated below.
- All materials listed in 5.9.4.B.2 used at the ground floor level of a Multi-Story Mixed Use building shall be considered predominate materials when used on the tenant's front and side façade with the exception of EIFS. The flexibility in material choice is to give tenants the ability to create a unique façade to aid in their identification.
- The glazing area within this Tenant Façade Area shall be a minimum of 25% of the overall area of the Individual Tenant Façade Area.
- The fenestration length and height required shall be based on the square footage area calculated above and can be a height and width ratio fitting within the tenant façade area.
- The following illustration is showing the possible area of the tenant façade available for each tenant:

The width will be dependent on the actual demising wall locations. The top of the façade wall will be determined as the visual top of the façade. This will be the floor line above if the façade wall is flush from the ground floor to upper floors. If the upper floors are step back from the ground floor, the façade wall top will be the visual top of the ground floor, which may be a guardrail wall for balconies or parapet walls.

7.4.6 Multifamily Development Fenestration

The design of the fenestration shall comply with 5.9.8.C.5 with the following deviations:

- The wall shall be configured with 35 percent windows and/or doors measured from the lowest residential floor to the roof bearing line.

The reason for this request is to allow the height of the parapet be extended as necessary to screen all roof top equipment and allow changes in height for a variety of the top line of the building parapet.

7.43.72 Depth of Movement Percentage: ~~Facade Walls~~

~~Depth of Movement Percentage: We currently have 7~~Seven fa~~c~~cades over 100' in length that do not comply with this requirement. They vary from 0% change to 2% change. We are asking for a deviation to have a change in plan of no less than 1% for these 7 ~~facade~~façades. (Due to the use of building materials such as Tilt concrete, the lapping of the wall planes cannot exceed the material depth).
~~Due to the use of building materials such as Tilt concrete, the lapping of the wall planes cannot exceed the material depth.~~

7.~~4~~3.~~8~~3 Animation

~~We currently have 12~~Seven façades over 100' in length do not comply with the requirement. ~~buildings with at least one facade that does not comply with this requirement.~~ Façades vary from 0% change to 2% change. The ~~We are asking for a~~ deviation is to have a change in planes of no less than 1% for the 7 façades.

- A1-R3 – 2 deviations east and west elevations
- R5-R7 – 1 deviation south elevation
- R15-16 – 2 deviations east and north elevation

(Due to the use of building materials such as Tilt concrete, the lapping of the wall planes cannot exceed the material depth). ~~from the stated 60% to no less than 45% for these 12 buildings. The current plans provide for a range of horizontal animation but due to tenant up fit conditions for the interior and the nature of the use of the buildings, we are not able to incorporate animating elements on all building walls.~~

7.~~4~~3.~~9~~4 Horizontal Glazing

~~We currently have 10~~Ten buildings with at least 1 ~~facade~~façade ~~that~~ do es ~~not~~ comply with ~~this~~ the requirement. ~~We will be asking for a~~The deviation is from 50% to 40% on the~~se~~ 10 buildings, with the exception of Anchor 1.

- ~~On~~ Anchor 1 Street C side elevation ~~we are asking for a~~the reduction is to 35%.
- A1-R3 – 2 deviations west and north sides

The ~~current~~ plans provide for a range of glazing but due to tenant up fit conditions for the interior and the nature of the use of the buildings, ~~we are not able to~~the incorporat~~e~~ion of horizontal glazing is not possible on all building walls.

7.~~4~~3.~~10~~5 Vertical Glazing

Fifteen ~~We currently have 15~~ buildings with at least 1 ~~facade~~façade ~~that~~ do~~es~~ not comply with this requirement. ~~We will be asking for a r~~Reduction from the 60% vertical Glazing to 50% vertical glazing with the exception of~~.~~ ~~On~~ Anchor 1.

- Anchor 1 ~~we are asking for a~~ reduction from ~~the~~ 60% to 40%~~.~~
- A1-R3 – 1 deviation on north side

The ~~current~~ plans provide for a range of vertical glazing but due to tenant up fit conditions for the interior and the nature of the use of the buildings, ~~we are not able~~it is not possible to incorporate vertical glazing on all building walls. Also due to site constraints i.e. topography, ~~we cannot extend the~~the extension of glazing to the ground and ~~cannot~~ extension above the ~~d the glazing above the~~ ceiling lines cannot be accomplished in order to achieve 60% vertical glazing. See attached Exhibit A for indication of the Named Driveways (Private Roads) to which this waiver applies.

7.~~3~~4.11~~6~~ Materials for Buildings Adjacent to NC 54 and Cary Parkway

Buildings adjacent to NC 54 and Cary Parkway must meet all the requirements of ~~Part C, Art. XIV.~~table 5.9.4.B.2 and ~~5~~5.9.4.B.1. See Exhibit A for the specific buildings subject to this section.

7.~~3~~4.12~~7~~ Predominant Materials for Buildings Not adjacent to NC 54 or Cary Parkway

~~The predominant material, 75%, of the B~~buildings not adjacent to NC 54 or Cary Parkway may consist of brick, stone, CMU, glass, metal, or stucco or other materials to meet the predominate material requirement as defined in this section. This 75% predominate material is calculated by taking an average of all the buildings internal to the site. However, the stucco cannot exceed 30% on any one building.

7.~~3~~4.13~~8~~ Non-Predominant Materials for Buildings adjacent to NC 54 or Cary Parkway

N~~The n~~on predominant materials, 25%~~,~~ of the building façade, for buildings ~~not~~ adjacent to NC 54 or Cary Parkway can include metal in addition to the materials listed in Tables 5.9.4.B.1 and 5.9.4.B.2 within the ~~ordinance~~UDO.

7.~~4~~3.14~~9~~ Concrete Walls Tilt Up. Anchor 1, R1, R2, R3, R4, R5, R6, R7

~~The rear of~~ Anchor 1, R1, R2, R3, R4, R5, R6 and R7 rear walls can have exposed tilt-up. ~~The end of the wall on~~ Anchor 1 adjacent to Village Market Place shall be enhanced. These exposed tilt concrete walls can be excluded from the totals required in ~~7.3.7 and 7.3.8 above.~~Predominant and Non-Predominant Materials Category above. See attached Exhibit A for indication of the walls to which this waiver applies.

7.4.15 Coated Brick and Masonry

Brick and masonry are allowed to be coated with stain or mineral silicate paint. The brick or masonry, if coated, will count towards the required façade material as brick or masonry.

~~7.43.10 Upgraded building materials and façade materials will be provided on the West side of the Cinema.~~

~~7.43.11 Building A of Lot 36 will meet the Architectural requirements of the Morrisville UDO except for the façade facing Morrisville Parkway under the following conditions:~~

~~A mural or artwork may be installed along this façade on a surface that may include but are not limited to stucco, metal panel, fiber cement siding, or cement panel for the installation of artwork on the building façade. In this case the architectural standards, within UDO Section 5.9 or its successor, will not apply to the section of the wall that contains the mural, including but not limited to material requirements, fenestration, façade movement, glazing, etc. Mural or Artwork can be installed in the area as shown on Exhibit B.~~
~~The content of the Mural shall not contain (i) any profane language or images, (ii) any political statements or (iii) language that would be considered as additional signage. This does not preclude installation of allowable building signage, that has been properly permitted, from being installed within the Mural or Artwork area shown on Exhibit B and above any artwork that may be placed.~~

Commented [BV1]: Delete?

7.4~~5~~ Signage

7.45.1 The Park West Village Planned Development signage shall comply with the Comprehensive Sign Plan.

~~TOM Zoning Ordinance Section 3.7 (limits signs to a 12" projection). Blade signs, per the Comprehensive Sign Plan, shall have a maximum projection of 3' 0" from the building face.~~

7.45.2 Park West Village Logo

The Park West Village Logo is not to be considered as signage. The PWV logos are allowed as follows:

a. Located on site amenities such as benches, street signs, umbrellas, planters, and pots used for vegetation , murals, and regulatory signs.
b. Park West Village ID only.
c. ~~TOM Zoning Ordinance Section 5 (section requires signs to have a permit. We would like these elements to be permissible under section 4 (Signs not requiring a permit.)~~ Maximum of one (1) square foot, measured with one rectangle, per amenity.

7.56 Special Events

7.56.1 Internal Special Events, including but not limited to music, arts, community events, holiday events and shows shall be allowed to occur on a frequency and duration as determined by the property owner, provided that the appropriate Special Event or other permits are obtained from the Town of Morrisville.

7.67 ~~Permanent~~ String Lighting

7.7.1 String lighting will be allowed for use throughout the project as an architectural element, adjacent to or between the buildings, or landscape/hardscape element. String lighting shall not be blinking, chasing, or other types of movement when visible from the public Right of Way (NC 54 and Cary Parkway). ~~Permanent overhead (clear or white) string lighting will be allowed for use in outdoor seating areas associated with restaurants and outdoor amenity areas associated with the residential uses within the development. The lights will only be allowed to be placed overhead, whether in addition to a trellis or with separate supports, in areas that are not visible from the public right of way (NC 54 and Cary Parkway). The permanent string lights will comply with the North Carolina Electrical Code requirements and the National Electric Code for outdoor use and will be UL rated for commercial use outdoors.~~

~~Residential amenity areas are considered to be pool and outdoor gathering areas. Outdoor seating for restaurants includes patio areas and designated outside seating, whether or not fencing is provided.~~

~~7.7 Temporary String Lighting~~

~~7.7.1 Temporary overhead string-style lighting will be allowed for use in seasonal outdoor sales areas. These areas will include tree lots, pumpkin patches or other sales areas that are onsite for 60 (sixty) days or less annually. The lights will only be allowed in areas that are not visible from the public right of way (NC 54 and Cary Parkway). The temporary string-style lighting will comply with the North Carolina Electrical Code requirements and the National Electric Code for outdoor use and will be UL rated for commercial use outdoors.~~

7.8 Subdivision

Dimensional requirements for lots identified in UDO Section 5.3.2.E,F,G, H and I shall not apply within the MUPD if the parcels created are subject to common private operating agreements and the lots comply with all other legal requirements.

7.9 Video Screens

Video screens in the common area of the MUPD will be allowed provided they are not visible from public streets and the top of the screen is not higher than the surrounding buildings. The video screen can be used for items such as broadcast events, in association with live events, movies, other entertainment uses and events, and sponsorship. The video screen in the common areas does not include outdoor screens that may be in use by residential properties or commercial tenants for the private viewing of residents, guests, and or customers.

7.10 Building Setbacks

There will be no required building setbacks in accordance with the 2008 approval of the MUPD. For clarity, there will also be no required setbacks between internal lot lines.

End Section 7.0 WAIVERS AND ALTERNATE MEANS OF COMPLIANCE

8.0 AMENDMENTS AND APPROVALS

The Park West Village development includes a Traffic Impact Analysis (TIA) based on the mixed-use development with a maximum number of dwelling units and nonresidential square footage and uses. For the development, parameters refer to the Park West Village TIA dated July 13, 2007 and subsequent Traffic Studies submitted to the Town of Morrisville to show compliance with the total trips. The most recent trip generation letter is dated ~~December 5, 2022~~July 18, 2023 ~~–~~or titled Park West Village Redevelopment – Trip Generation Analysis.

Commented [BV2]: Enter date of new TIA

~~Any amendments to the Master Plan, that are in conformance with the zoning conditions and not exceeding the total peak hour trips in the TIA shall be administratively approved by the Town of Morrisville Planning Department.~~

~~Where amendments to the Master Plan are in conformance with the zoning conditions but exceed the total peak hour trips in the TIA, an updated TIA may be required to show any potential impacts.~~

~~Master Plan amendments not in conformance with the zoning conditions shall seek a map or text amendment (rezoning) to amend the Master Plan and zoning conditions.~~

*In 2011 all improvements recommended by the TIA, as approved by NCDOT and the Town of Morrisville, were fulfilled.

8.1 Minor Revisions to Approved Plans

The Town of Morrisville Planning Director may administratively approve changes to buildings and site elements that do not alter the character and/or nature of the Development. Changes may include changes in ~~facade~~ façade design and building footprints or building location such that these changes do not represent a change in the overall character and intent of the approved site plan. The Town of Morrisville Planning

Director may also administratively approve variations in the location and/or type of a permitted use (ref. Section 3.0 "Permitted Uses") within the Development as provided for in ~~Part C, Article XIII, Section 9 "Revisions to Approved Plans" of the Town of Morrisville Zoning Ordinance.~~Section 2.4.8D Modification or Amendment of Approval.

8.2 Major Revisions to Approved Plans

Any other modification shall require an amendment of the PD Plan/Agreement in accordance with UDO Section 2.4.8.D Modification of Amendment of Approval.

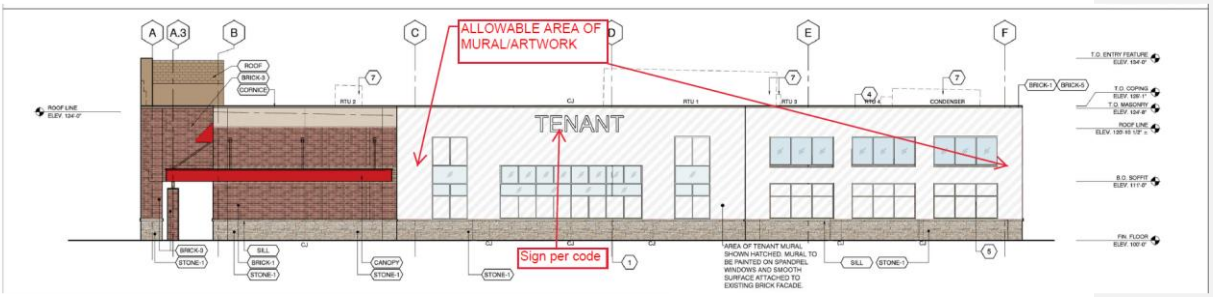
End Section 8.0 AMENDMENTS AND APPROVALS

EXHIBIT A


LEGEND
7.3.9 ALLOWABLE EXPOSED TITLE CONCRETE
NAMED DRIVEWAYS
BUILDING FRONTING ON NAMED DRIVEWAYS GLAZING REQUIREMENTS APPLY
PUBLIC ROAD
R15-R16
A1-R3
R5-R7
MIXED USE DEVELOPMENT NARRATIVE
PARK WEST VILLAGE
PARK WEST VILLAGE
MORRISVILLE, NC
WAKE CO.
WithersRavenel
FIGURE 1
SCALE: 1 inch = 500 ft.
0
250
500
our people • your success
EST 1983


LEGEND
7.3.9 ALLOWABLE EXPOSED TILT CONCRETE
NAMED DRIVEWAYS
BUILDING FRONTING ON NAMED DRIVEWAYS GLAZING REQUIREMENTS APPLY
PUBLIC ROAD
BUILDINGS REQUIRED TO MEET ALL DESIGN GUIDELINES
Park West Village
Morrisville, NC
Morrisville Partners, LLC
CASTO
August 24, 2020
Lot 36
Bldg. A

~~***EXHIBIT B***~~



PARK·WEST VILLAGE

Comprehensive Sign Plan

Prepared for: Morrisville Partners, LLC

April 6, 2007

Revision 1: May 17, 2007
Revision 2: May 25, 2007
Revision 3: June 27, 2007
Revision 4: July 31, 2007
Revision 5: April 21, 2008
Revision 6: May 14, 2008
Revision 7: November 4, 2008
Revision 8: November 6, 2008
Revision 9: January 27, 2010
Revision 10: April 28, 2010
Revision 11: July 6, 2010
Revision 12: August 5, 2010
Revision 13: April 27, 2011
Revision 14: February 13, 2012
Revision 15: November 2, 2012
Revision 16: February 26, 2014
Revision 17: August 4, 2014
Revision 18: August 20, 2020
Revision 19: October 11, 2023

Contents

Purpose and Intent…….	3
General Park West Village Comprehensive Sign Plan……..	3
Retail Tenant Sign Park West Village Comprehensive Sign Plan…….	4
Submittals and Approvals for Building Mounted Signs……	7
Tenant Wall Mounted Signs……..	8
Allowable Sign Types	
Plastic Face Channel Letters	
Section Details – Illustration B……..	9
Reverse Channel Letters	
Section Details – Illustration E…….	10
Canopy Mounted Signs	
Illustration F……..	11
Bracket Mounted Signs	
Illustration G ……	12
Sign Location Plan – Illustration J……	13
Comprehensive Sign Allowance	
Retail…….	14
Square Footages Calculation – Illustration K……	15
Allowable Mounting Locations for Fascia Signs - Illustration O & P & Q	16
Allowable Mounting Location for Architectural Entry Signs - Illustration Q	17
Office & Sq. Ft. Calculation….....	18
Residential…….	19
Project Sign Listing…….....	20
List of Exceptions……..	21

Purpose and Intent

The purpose and intent of this Comprehensive Sign Plan is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the Project, while maintaining provisions for individual graphic expression. The requirements contained herein are intended to provide adequate exposure for the Occupants merchandising and identification while maintaining the overall appearance critical to the success of the Project.

General Park West Village Comprehensive Sign Plan

- The Park West Village Comprehensive Sign Plan set forth outlines all the Project requirements for signage.
- Occupant signing is expected to enhance and extend the spirit of the architecture for the Project, expression of the high quality of merchandise and services within.
- Graphic Design shall be imaginative, simple and clear. Signage shall be limited to the logo and/or name of the Occupant. Additional icon/imagery for Occupants will be considered (at the sole discretion of the Landlord/Owner) as long as it contributes to the overall identity of Project, and meets all applicable requirements of this document and the Town of Morrisville *Zoning Ordinance*. Occupants are expected to retain the services of a professionally trained graphic designer to create their identity and sign program.

Retail Tenant Sign Park West Village Comprehensive Sign Plan

1. All Tenants are required to purchase and install their own signs and pay all costs for installation and any electrical service connections (to the Tenant's individually metered service) as required. The storefront and/or blade signage must be installed on or before Tenant opens for business in Tenant space.

2. After first acquiring Owner/Landlord approvals, all Tenants shall be responsible for applying for and acquiring all permits from the Town of Morrisville prior to installation.

3. To verify compliance with the design intent of the Park West Village Comprehensive Sign Plan, the Landlord/Owner reserves the right to disapprove all proposed signs and/or graphic treatment governed by the Park West Village Comprehensive Sign Plan per the Landlord/Owner's interpretation of the Park West Village Comprehensive sign Plan, and to require revisions of any sign design which the Landlord/Owner judges not in compliance.

4. To verify compliance with the design intent of the Park West Village Comprehensive Sign Plan, the Town of Morrisville reserves the right to disapprove all proposed signs and/or graphic treatment governed by the Park West Village Comprehensive Sign Plan per Town of Morrisville's interpretation of the Park West Village Comprehensive sign Plan, and to require revisions of any sign design which the Town of Morrisville judges not in compliance.

5. All Tenants shall be responsible for removal of its signs upon termination of lease. Damage caused by the installation or removal of the sign and all penetrations appurtenant to the Tenant's sign installation shall be repaired by the Tenant to the satisfaction of the Landlord/Owner within 30 days of the sign removal. If a sign is damaged by a natural event, such as wind, an engineer certified letter is required. This requirement is the same as North Carolina building code ground sign wind load requirements. This requirement applies to both ground and fascia signs.

6. No tenant shall erect, install, paint or affix any signs, posters, cards/banners or other advertising medium to upon or above the exterior of the premises of the building, nor on the exterior of the glass surface of the windows and doors, except as stated herein. Tenant shall be held liable and shall bear all costs for removal and/or correction of sign installation and damage to building by signs that do not conform to the Park West Village Comprehensive Sign Plan or those signs required to be removed by termination of lease. The Landlord/Owner reserves the right to have all non-conforming, non-permitted, non-approved signs by Landlord/Owner removed regardless of state of erection, by Landlord's/Owner's means at sole expense of the Tenant.

7. The Landlord/Owner reserves the right to make periodic changes to the Park West Village Comprehensive Sign Plan, when approved by the Town of Morrisville Planning Director. Any changes approved by the Planning Director cannot change the character and/or nature of the proposed Park West Village Comprehensive Sign Plan. See section Part C, Article XIII, Section 9 regarding revisions to a mixed use zoning project.

8. Tenants with a national logo, service mark or word mark may use their identification mark and type style subject to the criteria contained within this Comprehensive Sign Plan and Town of Morrisville approval. Tenants without a locally or nationally recognizable logo may choose a type style for approval and may use a logo or mark on their leased space.

9. Sign fabrication and installation shall comply with any applicable building codes, Town of Morrisville Zoning Ordinance and the National Electrical Code, and all internal and external wiring, lighting, and other electrical devices shall bear the U.L. symbol. It is the Tenant's responsibility to verify that its sign and installation are in accordance with these requirements and have the Jurisdiction's approval.

10. Tenant is responsible for maintaining its sign in a good state of repair including prompt replacement of burned out lighting or damaged components. Tenant shall promptly initiate repairs and make repairs after being notified in writing by Landlord/Owner.

11. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates type styles shall not be accepted. The Tenant reserves the right to reject any fabrication work deemed to be below standard.

12. Signs must be made of durable rust-inhibited materials that are appropriate and complementary to the building.

13. All formed metal, such as letter forms, shall be fabricated using full-weld construction.

14. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.

15. Threaded rod or anchor bolts shall be used to mount sign letters which are spaced out from background panel. Angle clips attached to letter sides will not be permitted.

16. Paint colors and finishes must be reviewed and approved by the Tenant. Color coating shall exactly match the color(s) specified on the approved plans.

17. Finished surfaces of metal shall be free from oil-canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.

18. Reverse channel letters shall be pinned 2" off building fascia. Signs shall have a clear polycarbonate backing and p.k. housings shall be mounted flush to surface of building.

19. All hardware and neon tube supports inside open channel letters shall be painted to match interior letter color. Neon tubing shall be sufficient to make letters read "solid" and shall be installed so that top surface of neon is flush with front edges of open channel. Exposed tubing is prohibited.

20. All lighting must match the exact specifications of the approved working drawings. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.

21. All conduit, raceways, crossovers, wiring, ballast boxes, transformers and other equipment necessary for sign connection shall be concealed.

22. All penetrations into building wall, where required, shall be sealed and waterproofed. Color and finish to match existing wall.

23. Signs painted directly on a wall will ~~not~~ be ~~permitted.~~permitted if included as part of artwork or mural, subject to the approval of Landlord/Owner. The sign area within the artwork or mural will count toward the number of signs allowed and the total sign area.

24. There shall be no signs that are rotating, revolving, flashing, flickering, moving or audible.

25. No sign shall project above or below the allowable sign area.

26. No signs will be allowed that constitute a Traffic Hazard: any building sign which simulates or imitates in size, color, lettering, design of any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words or phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.

27. Signs in close proximity to Utility Lines are prohibited, as prescribed by the laws of the jurisdiction.

28. Advertising or promotional signs on parked vehicles are prohibited in the areas identified on Illustration S. This includes signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, which are not related to the vehicle's lawful activity. This provision does not apply to service and delivery vehicles of Tenants when engaged in regular business activities (i.e. trucks making deliveries to businesses with the Center).

29. Billboard or Off-Premise business signs are prohibited. No sign shall be permitted which directs attention to any business, profession, service entertainment, product or activity located on any premises other than the premises where the sign is located. Billboards are defined as follows:
    a. A board, panel, or tablet used for the display of posters, printed or painted advertising matter, either illuminated or non-illuminated, that directs attention to goods, merchandise, entertainment, or services offered elsewhere than the premises where the sign is located.

30. Tenants with outdoor seating or dining will be allowed to have umbrellas with the tenant logo affixed to them, subject to Landlord/Owner approval of size, color, quantity and placement.

31. The use of permanent promotional signs is prohibited, including, but not limited to, sales, specials, discounts, etc.

32. Temporary signs, not greater than sixty-four (64) square feet, or the maximum allowed by the Town of Morrisville Zoning Ordinance, may be permitted (i.e. for announcing openings and re-openings after remodels) subject to Landlord/Owner approval. These signs are limited to sixty (60) days per calendar year per the Town of Morrisville *Zoning Ordinance*. This sign will require approval by the Town of Morrisville Planning Department.

33. The Landlord/Owner reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signage and to require Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

34. No illuminated exposed tubing is permitted on the exterior of the building, including signs, or in the interior of the storefront to highlight the glazing system.

35. Each Tenant will be allowed to display an "A" frame sign on the front, rear or side of the premises. A maximum of two (2) signs are allowed and no more than one (1) sign per side.

36. Temporary Banner signs, not exceeding 14 feet by 20 feet, will be allowed on buildings R32 and R33, as identified on Illustration S until the Certificate of Occupancy is issued for the adjacent mixed use buildings, as identified on Illustration S.

37. Temporary signs and banners will be allowed on the construction fencing, construction barricades, building or other temporary measures used during the construction of the mixed use buildings. The banners will not be greater than 10 feet in height and will be wind screen type if installed on the fencing. The banners can identify existing tenants, future tenants, project promotions or advertising, developer, contractor, designers, lenders and other project related entities.

38. Seasonal and event banners no larger than 12 feet by 15 feet on building R29 and R17 are to be displayed. The banners may be changed from time to time at the Owners discretion. The event banners will contain sponsorship names and/or logos that will not exceed 35% of the total banner area. The Owner will provide standard templates to the town for the event banner. If requested by the Town of Morrisville the Owner will provide detailed calculations of the banner copy area including sponsorship area, within 10 days of a request by the Town (Illustrations U, V, and W).

39. Seasonal and event banners no larger than 21 feet by 21 feet will be allowed to be displayed on the parking deck. The banners may be changed from time to time at the Owner's discretion.

40. Retail or service tenants within building MU1 that are adjacent to the parking deck will be allowed to have signage on the parking deck as shown on Illustration T. The total tenant signage (on the Premises and parking deck) will not exceed the total square footage allowed for retail tenant signage.

~~40.~~

41. Images cast onto surfaces or sidewalk adjacent to the tenant premises or individual business will be allowed provided the images are not visible from Cary Parkway, Morrisville Parkway, or Chapel Hill Road.

42. Cabinets signs and signage on backer boards will be allowed at Owners discretion.

43. Video Screens that are internal to the site and not visible from Cary Parkway, Morrisville Parkway, or Chapel Hill Road will be allowed. The video screens may be used for live or recorded events and broadcasts. The video screen may be used for advertising when not in use for events or broadcasts. The video screen will be in a fixed location.

44. Permanent and temporary string lights will be allowed in accordance with the Park West Village Development Narrative.

Submittals and Approvals for Building Mounted Signs

A copy of the Park West Village Comprehensive Sign Plan will be provided to future Tenants by the Landlord/Owner.

Prior to sign fabrication and installation, plans for all proposed signage shall be submitted to the Landlord/Owner who will review plans for conformance with the Park West Village Comprehensive Sign Plan. All plans submitted for approval mush conform to requirements of the Park West Village Comprehensive Sign Plan contained in this Comprehensive Sign Plan. The Landlord/Owner shall have the discretionary authority to deny approval for any submittal which does not comply with this Comprehensive Sign Plan. No sign permit application may be made to the town prior to Landlord/Owner's written approval.

For Landlord/Owner signage approval, such submissions shall include three (3) sets of the following:

- Elevations showing all proposed signs indication sign type, design, location size and layout of the sign. Drawing to be to scale indicating dimensions, construction details (including materials, colors and lighting specifications) and attachment method(s).

- Section detail of letters and/or sign or logo element(s) showing attachment detail and with electrical specifications.

For Town of Morrisville signage approval, such submissions shall include all documents required a time of permit. May include, but not limited to, the following:

- Completed Application
- Fee
- Completed Fee Schedule
- Landlord/Owner's approval letter
- All requirements listed on sign application

Following approval of proposed signage by the Landlord/Owner and the Town of Morrisville, applications for all permits for fabrication and installation by Sign Contractor shall be submitted to the Town of Morrisville. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in this Comprehensive Sign Plan, as well as the final approved plans and working drawings. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.

Tenant shall be responsible for all costs for Building Signage and Site Signage panels as follows:

- Design Consultant fees
- Application and permitting fees
- Sign fabrication, related materials and installation fees (including all plan check and inspection costs)
- Signage removal, including repair of any damage to building. It is the Tenant's responsibility to properly patch and repair all holes and paint the patched and repaired area to match the existing color and finish.

Guidelines for individual building mounted sign types are outlined in the following pages.

Tenant Wall Mounted Signs

Two conditions outlined below for on site signage for the Tenants to follow:

1) Tenants who occupy more than 15,000 square feet:

Plastic Face Channel Letters. Remote wired or Self-Contained and Reverse Channel Letters. ***No raceways permitted.*** Maximum filler depth or projection off of fascia is to be 12" (see Illustration B for Plastic Face Channel letters and Exhibit E for Reverse Channel Letters). Aluminum fillers to be painted with an acrylic polyurethane. Final approval of color to be by Landlord. Welded construction. Acrylic, lexan or polycarbonate letter faces, with or without vinyl graphics. Letters to be internally illuminated with neon tubing using manufacturer's recommended spacing between rows of neon, or LED lighting for maximum illumination. 1" trip cap retainers to match filler color(s).

2) Tenants who occupy less than 15,000 square feet, sign type options:

A. Reverse and Plastic Face Channel Letters. Remote wired or Self-Contained. Maximum filler depth or projection off of fascia is to be 12". Aluminum fillers and letter faces to be painted with an acrylic polyurethane. Final approval of color to be by Landlord. Welded construction. Lexan or polycarbonate letter backs or faces. Letters to be internally illuminated with neon tubing using manufacturer's recommended spacing between rows of neon for maximum illumination, or LED lighting. See Illustration B and E.

B. Non-illuminated 2-dimensional or 3-dimensional individual letters. See illustration F.

C. Canopy mounted non-illuminated letters. See Illustration F.

D. Externally illuminated letters.

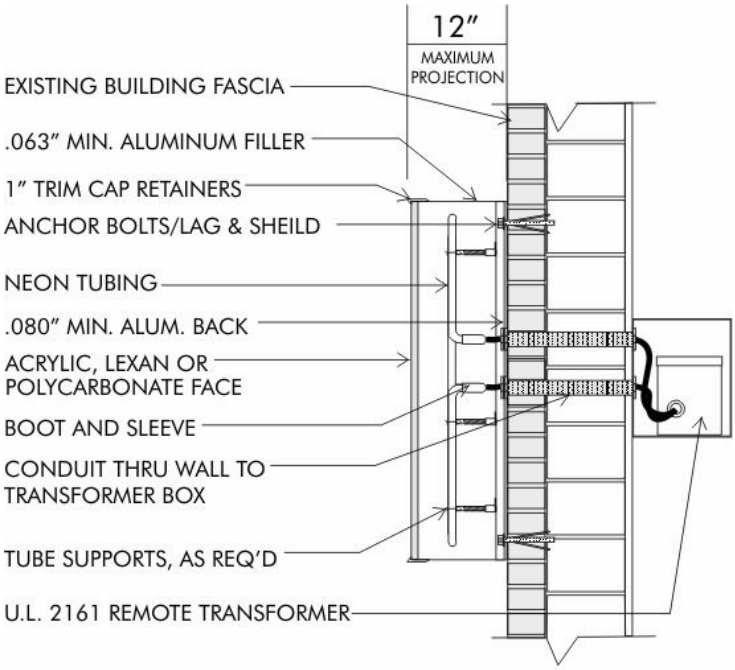
E. Vertical Bracket Mounted Signs (Illustration X)

- **Sign must be stationary and not moving.**
- **Maximum projection from face of building is 3'-0".**
- **Minimum height to bottom of sign is 7'-6".**
- **Maximum height to top of sign is not to project above a parapet wall or architectural feature or the limits outlined for sign placement on Illustration O, P, or Q.**
- **This shall count as (1) sign with a maximum of three sides.**
- **All sides with signage on the vertical bracket mounted sign will be included in the total allowed square footage of signage for the space.**
- **The sign will be mounted only to space of the Tenant.**
- **Letters to be internally illuminated with no exposed neon tubing.**
- **These signs will be allowed only on Village Market Place from the roundabout to and including the Theater, so they are not visible from the public right-of-way.**

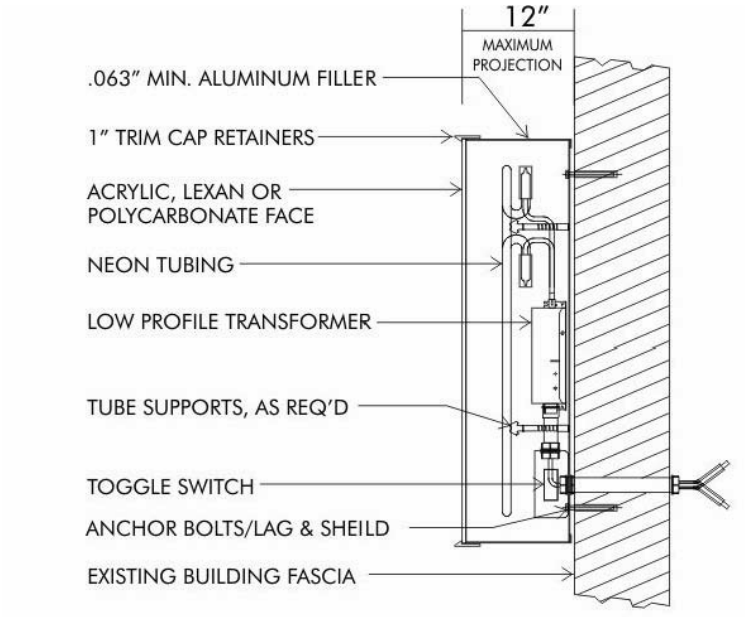
F. Cabinet signs or signage on backer boards.

Tenant – Plastic Face Channel Letters – Illustration B

Section Details



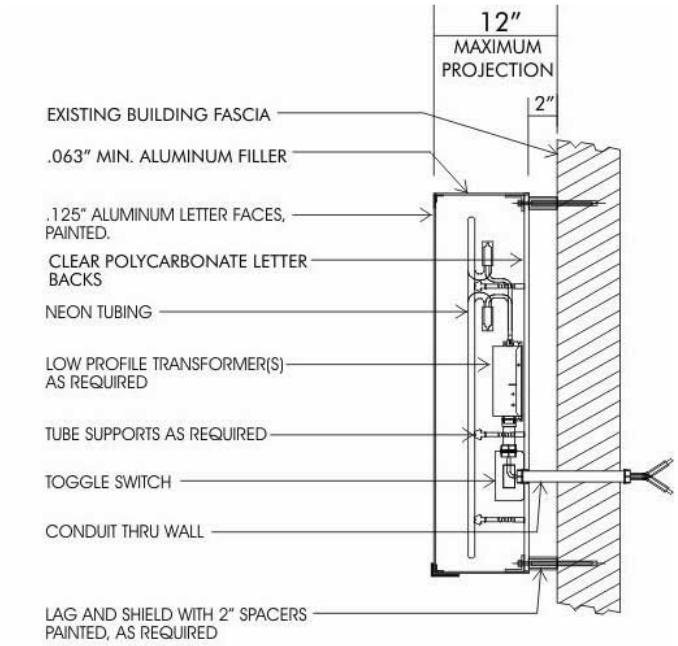
TYPICAL SECTION THRU "REMOTE" LETTERS



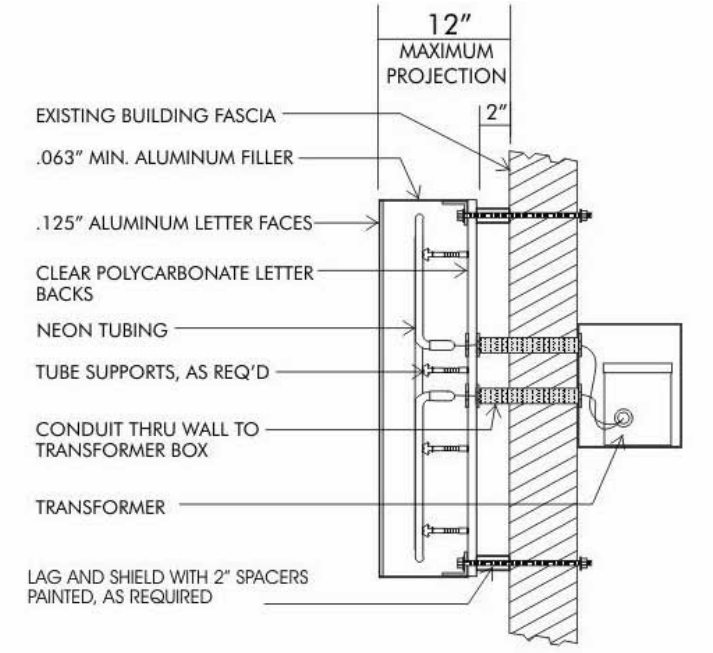
TYPICAL SECTION THRU "SELF CONTAINED" LETTERS

Tenant – Reverse Channel Letters – Illustration E

Section Details



TYPICAL SECTION THRU "REVERSE" CHANNEL LETTERS
SELF-CONTAINED TRANSFORMER

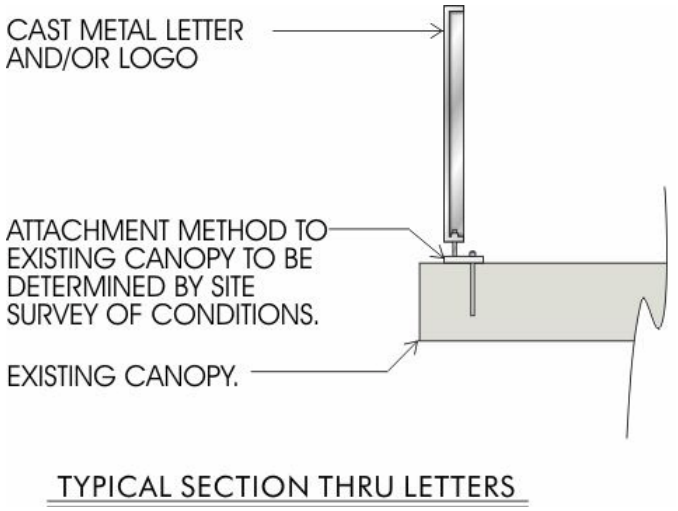


TYPICAL SECTION THRU "REVERSE" CHANNEL LETTERS
REMOTE TRANSFORMER

Tenant – Canopy Mounted Signs – Illustration F

Typical Section Detail – May also include signs on fabric canopies.

*** Note: square footage to be calculated same as shown on Illustration C.**



TYPICAL SECTION THRU LETTERS

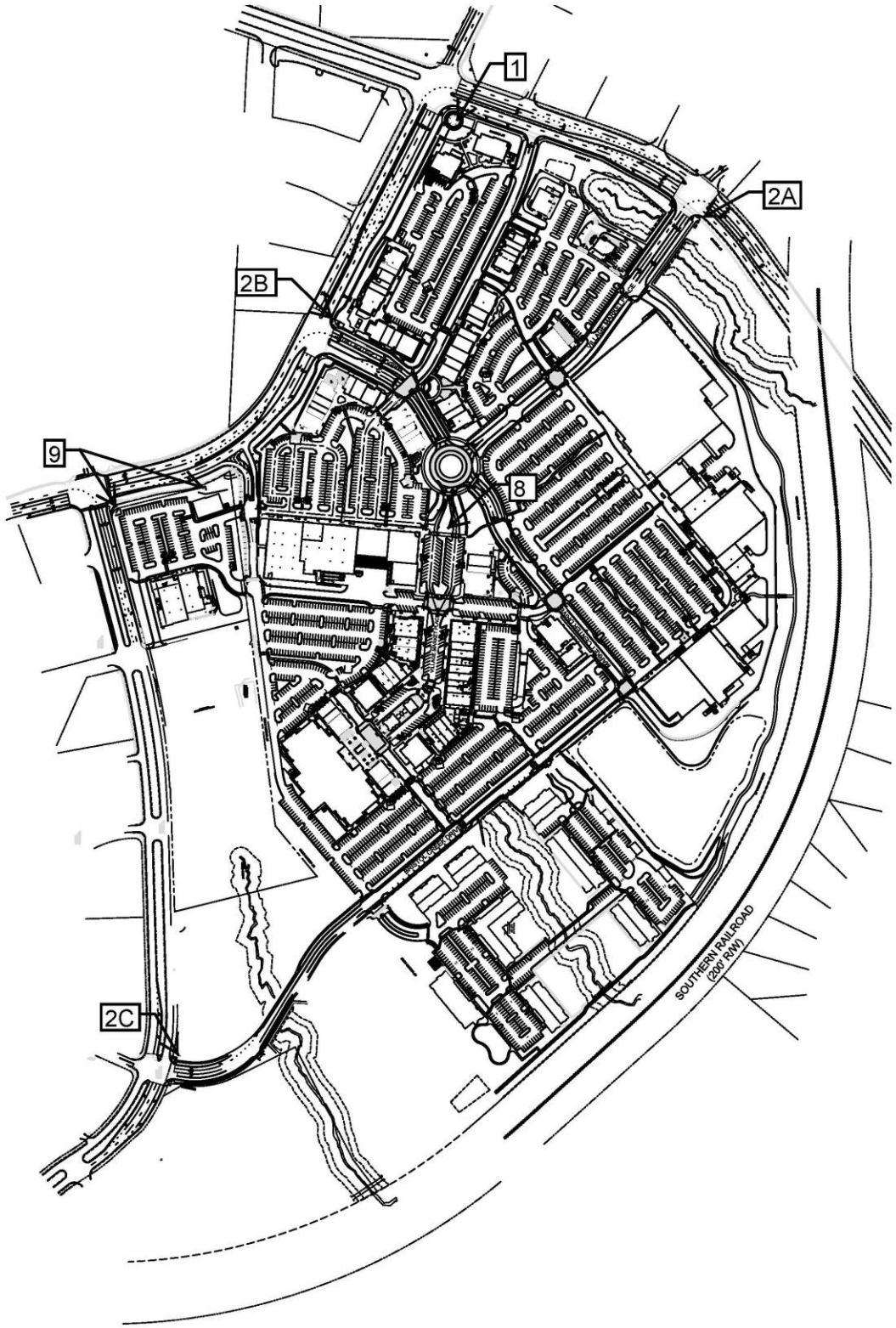
Tenant – Bracket Mounted Signs – Illustration G



Notes:

- Signs must be “non-swinging”, cannot be hung by chain.
- If projecting more than 12”, must be listed in deviations.
- Minimum height to bottom of sign is 7’-6” above grade.
- Maximum area of sign panel to be six (6) square feet.

Sign Location Plan – Illustration J



Comprehensive Sign Allowance

RETAIL TENANT SIGNAGE

Allowance:

Two (2) square feet of signage per linear foot of Leased building street frontage per Tenant. The leased building frontage is defined as the frontage with the main entrance(s). Where more than one main entrance on different sides of the building exists, then only one may be used to compute total signage allowance. A fascia sign includes: Plastic Face Channel Letters, Reverse Channel Letters, Canopy Mounted, Awning, and Bracket Mounted, depending on which condition Tenant's space is in (see page 8).

Single Tenant Buildings:

A single tenant building shall be limited to three fascia signs. Each building shall:

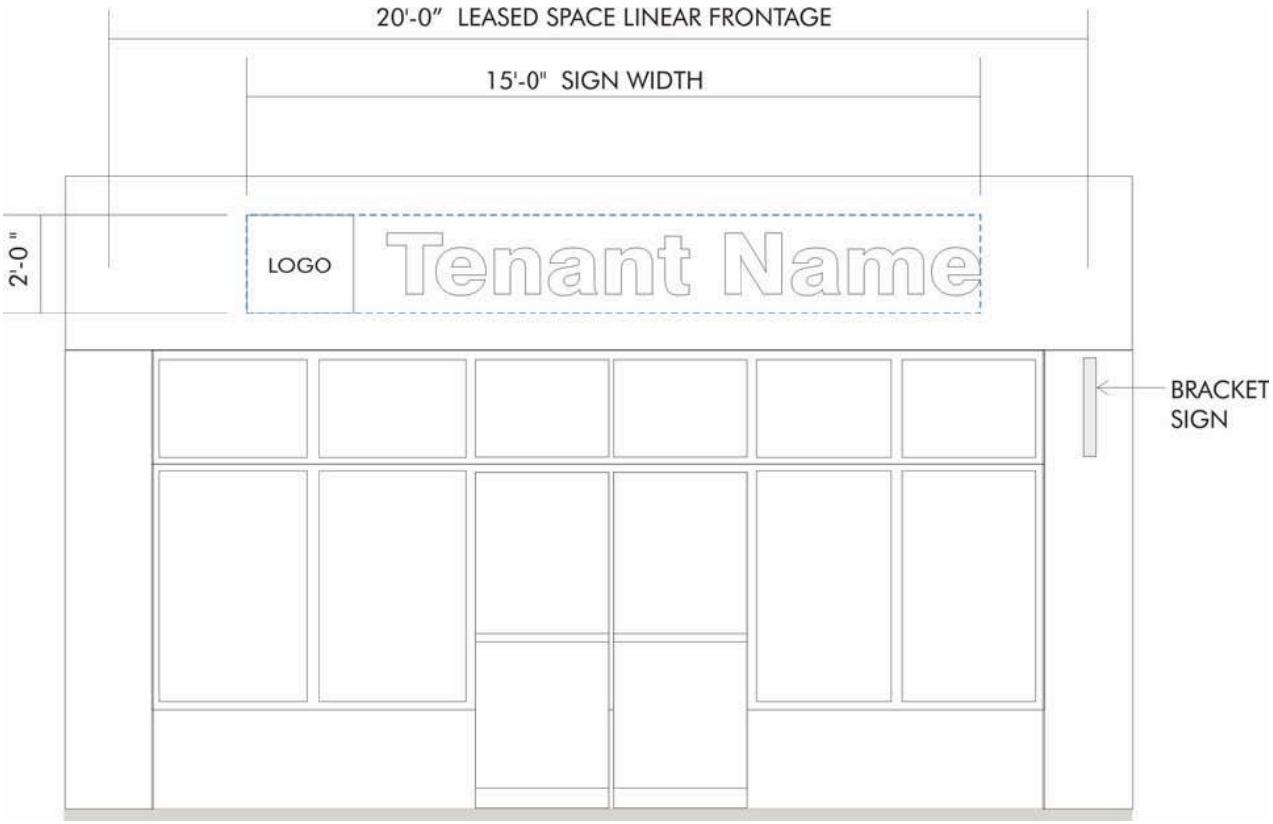
- Affix the fascia sign on a wall adjacent to the leased space;
- Limit each fascia sign to separate sides of the building with the exception of the bracket sign which may be placed on the same wall as a reverse channel, or canopy mounted fascia sign; however, two fascia signs will be allowed on the same side of the building provided the side with two fascia signs is the entry side of the building and the side does not face NC 54 or Cary Parkway;
- Prohibit plastic face channel or reverse channel on the same side of the building as a canopy mounted fascia sign;
- Limit each sign to no more than thirty percent (30%) of the building wall;
- Place the largest of the signs on the side of the building with the main entrance; and
- Limit the square footage for all signs from the total signage allowed. (See Illustration K for how to measure);
- Fascia signs shall be mounted on the parapet walls of the building or entry structure such that the top of the sign cannot encroach above the bottom of the cornice or eave of said wall (See illustration O & P for sample locations).
- Fascia Signage that is mounted on a Town of Morrisville approved architectural element shall be allowed such that no more than 50% of the sign be located above the top of the adjacent parapet. See illustration Q for sample location.

Multi-Tenant Buildings:

A multi-tenant building is permitted to place signs on four sides of the building. Each tenant shall:

- Affix the fascia sign on a wall adjacent to the leased space;
- Have no more than three (3) fascia signs;
- Limit each fascia sign to separate sides of the building with the exception of the bracket sign which may be placed on the same wall as a reverse channel, or canopy mounted fascia sign; however, two fascia signs will be allowed on the same side of the building provided the side with two fascia signs is the entry side of the building and the side does not face NC 54 or Cary Parkway;
- Limit each sign to no more than thirty percent (30%) of the building wall;
- Place the largest of the signs on the side of the building with the main entrance; and
- Limit the square footage for all signs from the total signage allowed. (See Illustration K for how to measure).
- Fascia signs shall be mounted on the parapet walls of the building or entry structures such that the top of the sign cannot encroach above the bottom of the cornice or eave of said wall (See illustration O & P for sample locations).
- Signage that is mounted on a Town of Morrisville approved architectural element shall be allowed such that no more than 50% of the sign be located above the top of the adjacent parapet. See illustration Q for sample location.

Illustration K – How to Calculate Total Fascia Signage Square Footage Allowance



EXAMPLE ILLUSTRATION

Square Footage Calculation:

Linear feet of leased building = 20'- 0" x (2) = 40 square feet aggregate total signage allowed.

Storefront signage = 2'- 0" x 15' - 0" = 30 square feet

Total square footage used – 30 sq. ft.

Illustration O – Limit of Allowable Area for Fascia Sign Mounting on Multi Tenant Building



Illustration P – Limit of Allowable Area for Fascia Sign Mounting on Tenant Entry Feature when Gable Roof Shaped

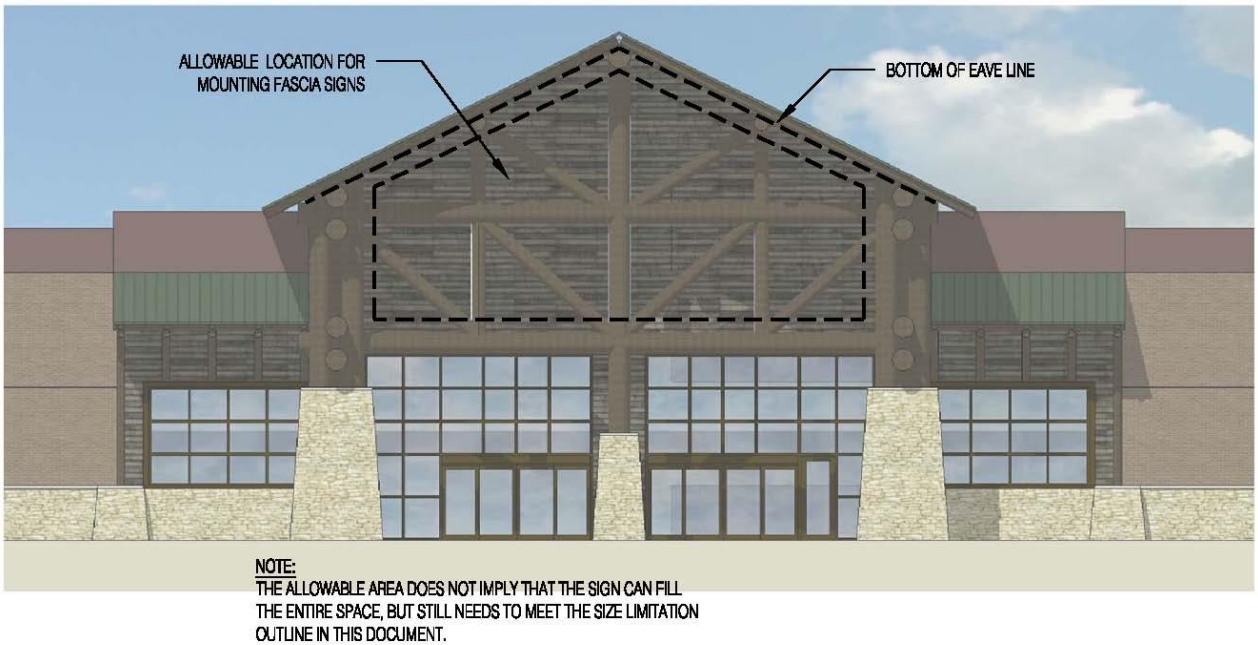


Illustration Q – Limit of Allowable Area for Fascia Sign Mounting on Architectural Entry Feature



NOTE:
THE ALLOWABLE AREA DOES NOT IMPLY THAT THE SIGN CAN FILL THE ENTIRE SPACE, BUT STILL NEEDS TO MEET THE SIZE LIMITATION OUTLINE IN THIS DOCUMENT.

OFFICE TENANT SIGNAGE

Allowance:

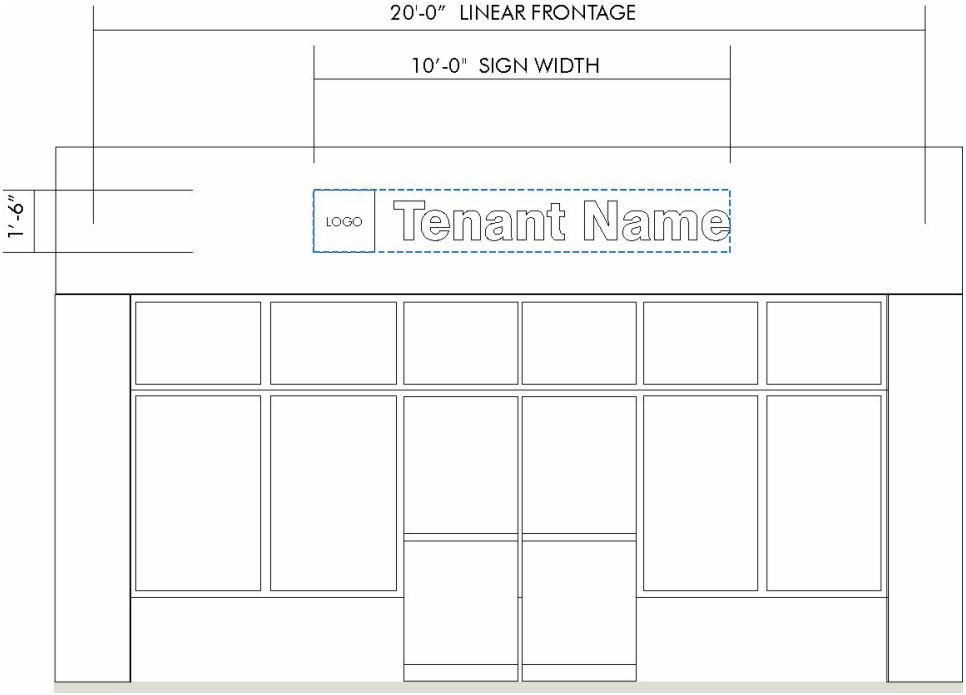
One (1) square foot of signage per linear foot of building frontage per Tenant. The building frontage is defined as the frontage with the main entrance. Sign types permitted: Plastic Face Channel Letters, Reverse Channel Letters and Canopy signs.

The office building identification sign may be channel letters, reverse channel letter, or large vertical blade sign. The total square footage of office building identification signs will not exceed fifty (50) square feet for blade signs and one hundred fifty (150) square feet for other signs. Office building identification signs will be limited to one per building face and are in addition to Tenant signage. Office building identification signage applied to the mixed use buildings identified at MU 1 and MU 2.

Each Office Tenant shall:

- Have no more than two (2) fascia signs;
- Limit each fascia sign to separate sides of the building;
- Limit each sign to no more than thirty percent (30%) of the building wall; and
- Limit the square footage for all signs from the total signage allowed. (See Illustration N for how to measure.)

Illustration N – How to Calculate Total Fascia Signage Square Footage Allowance



EXAMPLE ILLUSTRATION

Square Footage Calculation:

Linear feet of leased building = 20'- 0" x (1) = 20 square feet aggregate total signage allowed.

Storefront signage = 1'- 6" x 10' - 0" = 15 square feet

Total square footage used – 15 sq. ft.

RESIDENTIAL SIGNAGE

This guideline is for use in the stand alone residential community and NOT for mixed-use residential section of Park West Village.

Allowance:

Maximum of two (2) double-faced, freestanding Residential Identification Monuments placed one (1) at each of the two (2) entrances to the project. Only the name of the project and the address will be permitted on Identification Monuments.
Each I.D. Monument may be a maximum 8'-0" tall with the copy/text/address area a maximum of 30 square feet, not including background structure or supports. The monument shall be solid to grad, externally illuminated and designed to achieve a visually coordinated and balanced Residential Identification.

Park West Village, MU 1 or MU 2 will be limited to building signage. The building signage can be vertical blade signs, channel letters or reverse channel letters. Residential identification signage will be limited to fifty (50) square feet for blade signs and one hundred fifty (150) square feet for other sign types. Only one identification sign can be placed on each face of the building.

Project Signage Listing

1. DISPLAY TYPE 1: Main Project Display
   Located: See Sign Location Plan, Illustration J
   Quantity: (1)
   Maximum height of 42 inches is permitted within 15 feet of the right-of-way or 15 feet if not within 15 feet of right-of-way.
   Maximum of 64 sq. ft. of copy area, per each side of sign, not including support structure is permitted.

2. DISPLAY TYPE 2: Entrance Display
   Located: See sign Location Plan, Illustration J (2A, 2B and 2C)
   Quantity: (3)
   Maximum height of 42 inches is permitted within 15 feet of the right-of-way or 15 feet if not within 15 feet of right-of-way.
   Maximum of 64 square foot of copy area, per each side of sign, not including support structure.
   May include Tenant names/logos as well as Center Name, Park West Village. The Center Name shall be used in the copy area calculation. Monument signs will be allowed to have banners attached for events and seasonal display as shown on the attached Illustration M.

3. DISPLAY TYPE 3: Street Signs and Posts
   Various Locations throughout project
   Maximum height of 24"
   Maximum of 5 square foot per sign. To utilize project logo and color scheme.
   Street post will utilize project logo and color scheme. Street blade will comply with the Town of Morrisville *Subdivision Ordinance*.

4. DISPLAY TYPE 4: Pedestrian Directories
   Quantity: (3)
   Maximum height of 8'-0".
   Maximum width of 5'-0".
   Maximum of three sides per display.
   Internally illuminated, with site map, advertising graphics, and project ID/Logo.
   Cannot be located in the line of sight of motor vehicles.

5. DISPLAY TYPE 5: Light Pole Banner Graphic
   Affixed to various light poles throughout project.
   Cannot be located on Cary Parkway, Morrisville Parkway or NC 54 (Chapel Hill Rd.).
   Can only have Center name, Park West Village, and/or Center Logo.

6. DISPLAY TYPE 6: Vehicular Directional
   Various Locations throughout project. Utilize project logo and colors.
   Maximum height of 11'-0"
   Maximum of 14 square foot of copy area.

7. DISPLAY TYPE 7: Project Logos
   Located on site amenities such as benches, street signs, umbrellas, and regulatory signs.
   Project ID only.
   Maximum of one (1) square foot, measured with one rectangle, per amenity.

8. DISPLAY TYPE 8: Internal Monument Sign
   Located: See sign Location Plan, Illustration J
   Quantity: 1
   Maximum height of 15 feet and a maximum copy area of 80 square feet, not including the marquee identification, as shown on Illustration R.

9. DISPLAY TYPE 9: Monument Signs
   Located: See Sign Location Plan, Illustration J
   Quantity: (2)
   Maximum height of 15 feet is permitted
   Maximum of 64 sq. ft. of copy area, per each side of sign, not including support structure is permitted.

Illustration M – Event and Seasonal Banners

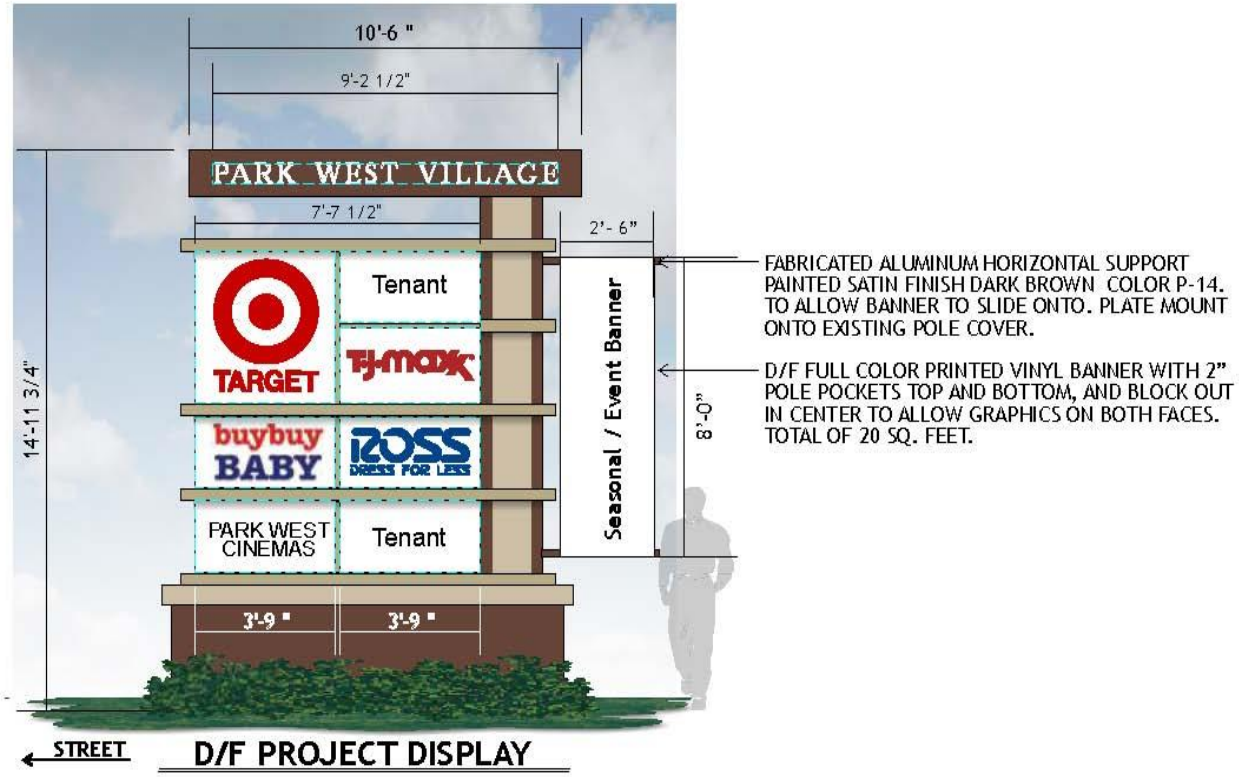


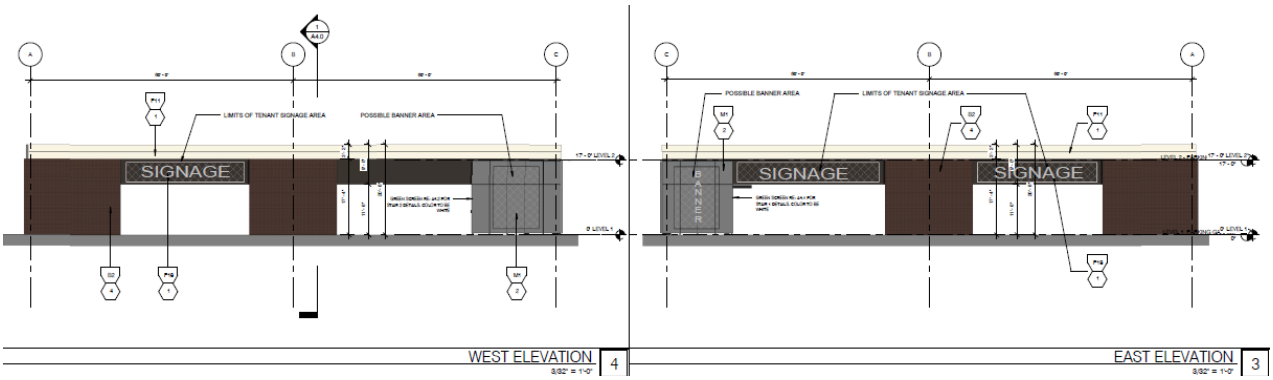
Illustration R – Internal Monument Sign

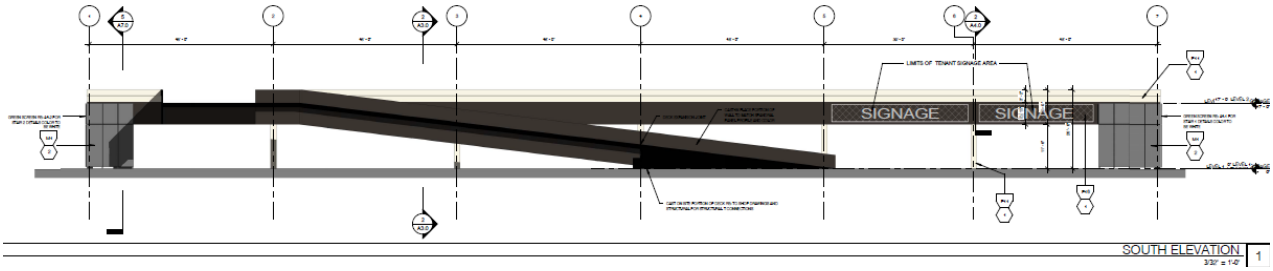


Illustration S – Site Plan



Illustration T – Parking Deck Signage





List of Exceptions

- The temporary use of sale signs is limited to a thirty (30) day period and is restricted to signs affixed to the interior of windows which do not occupy more than twenty percent (20%) of the window area. These signs are also permitted a total of not more than ninety (90) days per calendar year. This sign will not require approval by the Town of Morrisville Planning Department.
- Tenant Canopy Mounted Signs – see Illustration F.
- Tenant Bracket Mounted Signs – see Illustration G.
- Display Type 7 – Light Pole Banner Graphics.

Illustration U - Banner



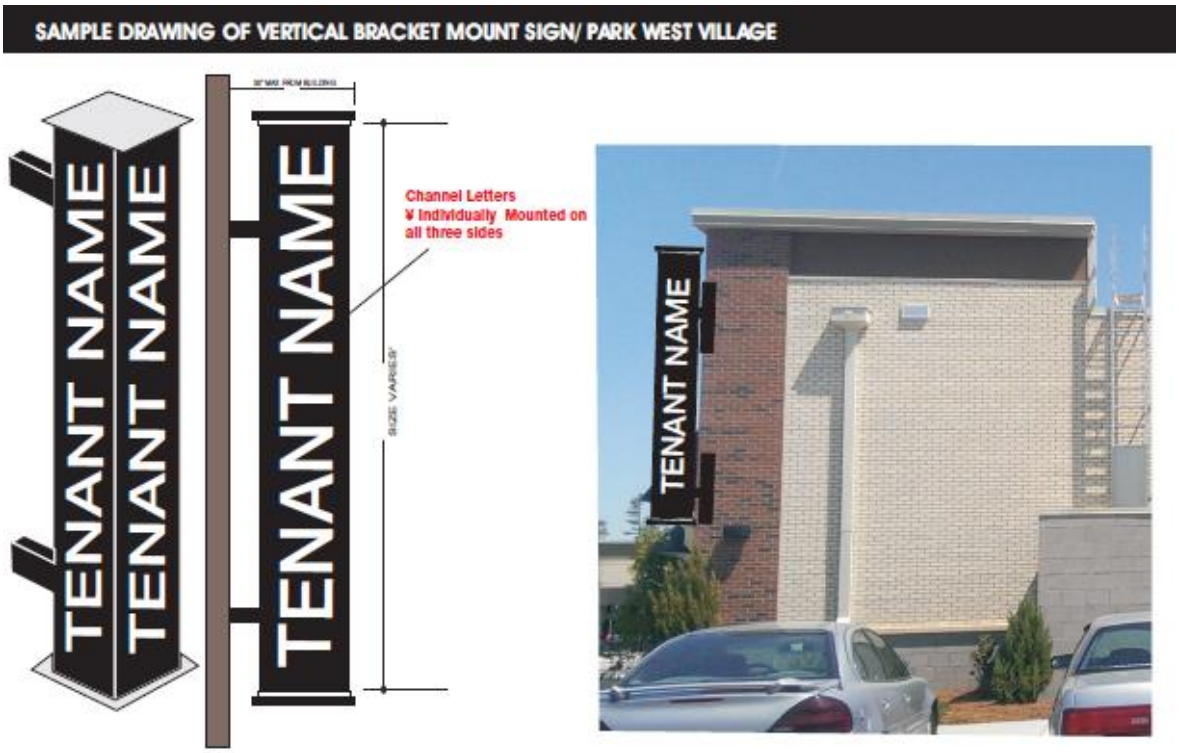
Illustration V - Banner



Illustration W - Banner



Illustration X – Vertical Bracket Mount Sign



Application

ATTH 02



Application

ATTH 02



Application

ATTH 02



Application

ATTH 02



Application

ATTH 02



Morrisville

Live connected. Live well.

2023-312-0
Park West Village PD Major Modification

Planning and Zoning Board
November 9, 2023
Thomas Lloyd, Planner II

Request/Project Profile

- Amendment Request:
  - Zoning Map: Mixed-Use Planned Development
- Applicant:
  - Casto Southeast Realty Services, LLC
- Current Zoning:
  - Mixed-Use Planned Development
- Current Land Use: Mixed-Use Shopping Center
- Proposed Modification:
  - Demolition of the existing movie theater and two commercial buildings (64,804 of commercial sf).
  - Development of 27,700 sf of retail, 21,000 sf of office, 312 multifamily dwelling units, and a redesign of the outdoor plaza.
  - 7%, or 22 of the additional 312 units will be designated as affordable housing.



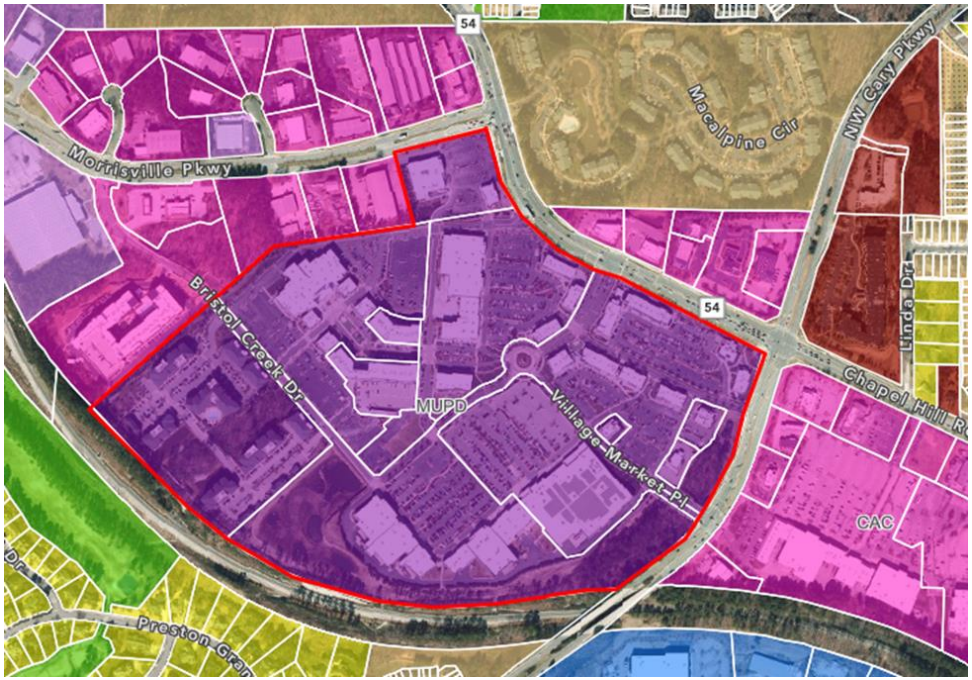
Morrisville

Property Information

Property Owner:	Casto Southeast Realty Services, LLC
Petitioner:	Casto Southeast Realty Services LLC
Site Acreage (total):	106.83
Land Use Plan Designation:	Regional Activity Center
Zoning:	Mixed-Use Planned Development (MUPD)
Proposed Zoning:	Mixed-Use Planned Development (MUPD)
Current Use:	Mixed-Use Shopping Center
Town Limits:	Inside Corporate Limits

Background – Surrounding Area

North	Community Activity Center (CAC) –Existing Commercial, Office. High Density Residential (HDR) - Apartments
East	Community Activity Center (CAC) –Existing Commercial, Office
South	NC Railroad, High Density Residential (HDR) – Townhomes, Low Density Residential (LDR) – Single Family Detached, Parks/Greenways/Open Space (PGO) – Private Recreation
West	Community Activity Center (CAC) –Existing Commercial

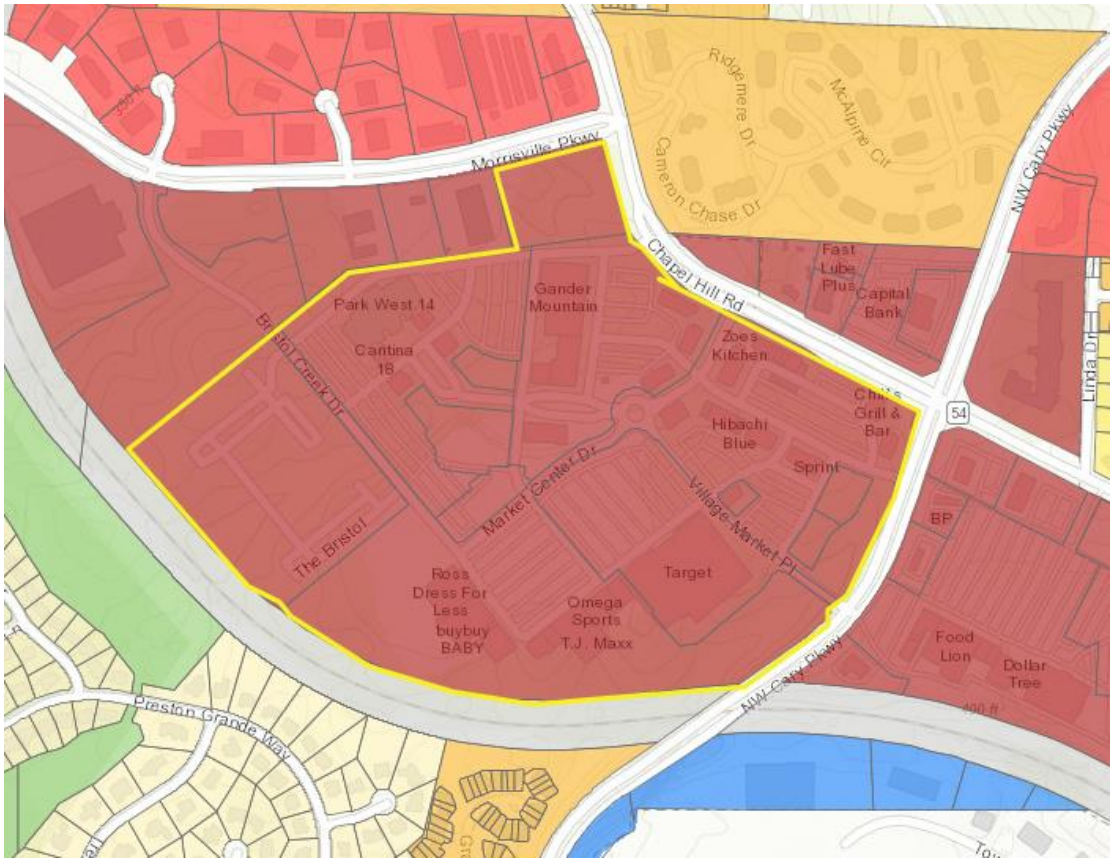


Morrisville

2021 Future Land Use Map

Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Activity Center
- Business Activity Center
- General Commercial
- Regional Activity Center
- Transit Oriented Development
- Town Center
- Office
- Industrial
- Institutional
- Parks/Greenways/Open Space
- Railroad ROW



- The 2021 Future Land Use Plan designates the subject property as Regional Activity Center

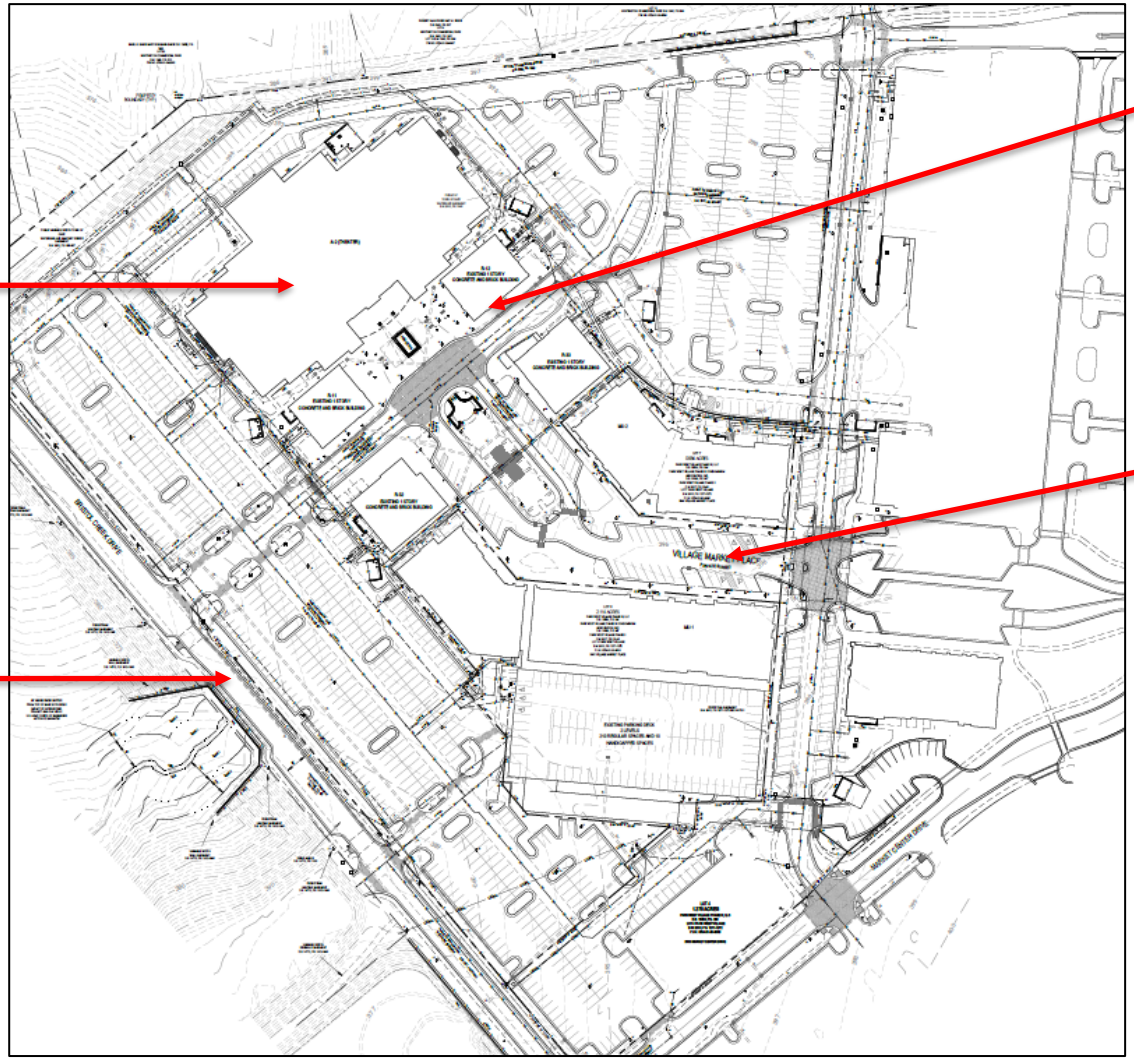
Morrisville

Redevelopment Area



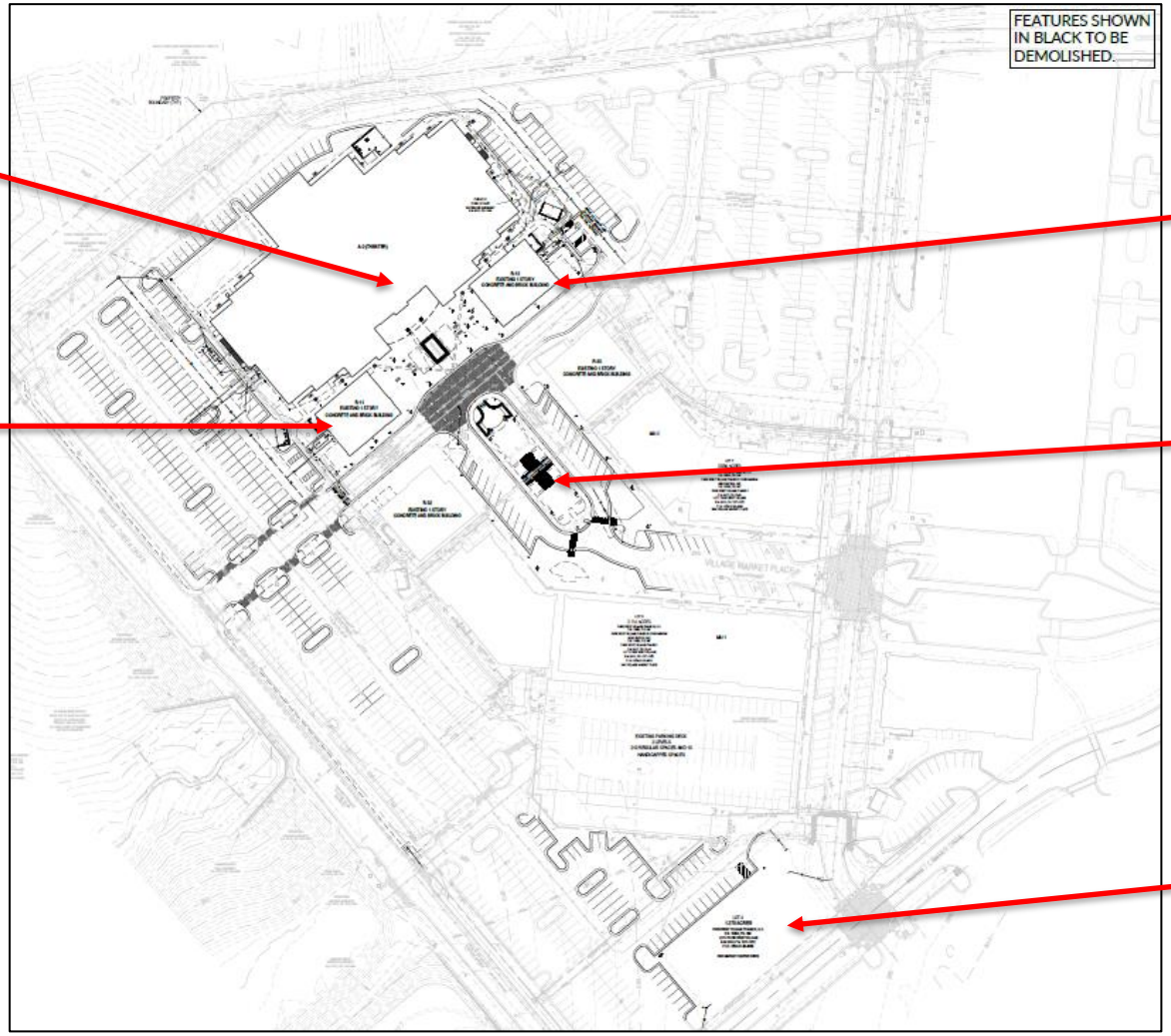
Morrisville

Existing Conditions



Morrisville

Demolition Plan



Existing Movie Theater

Existing Commercial

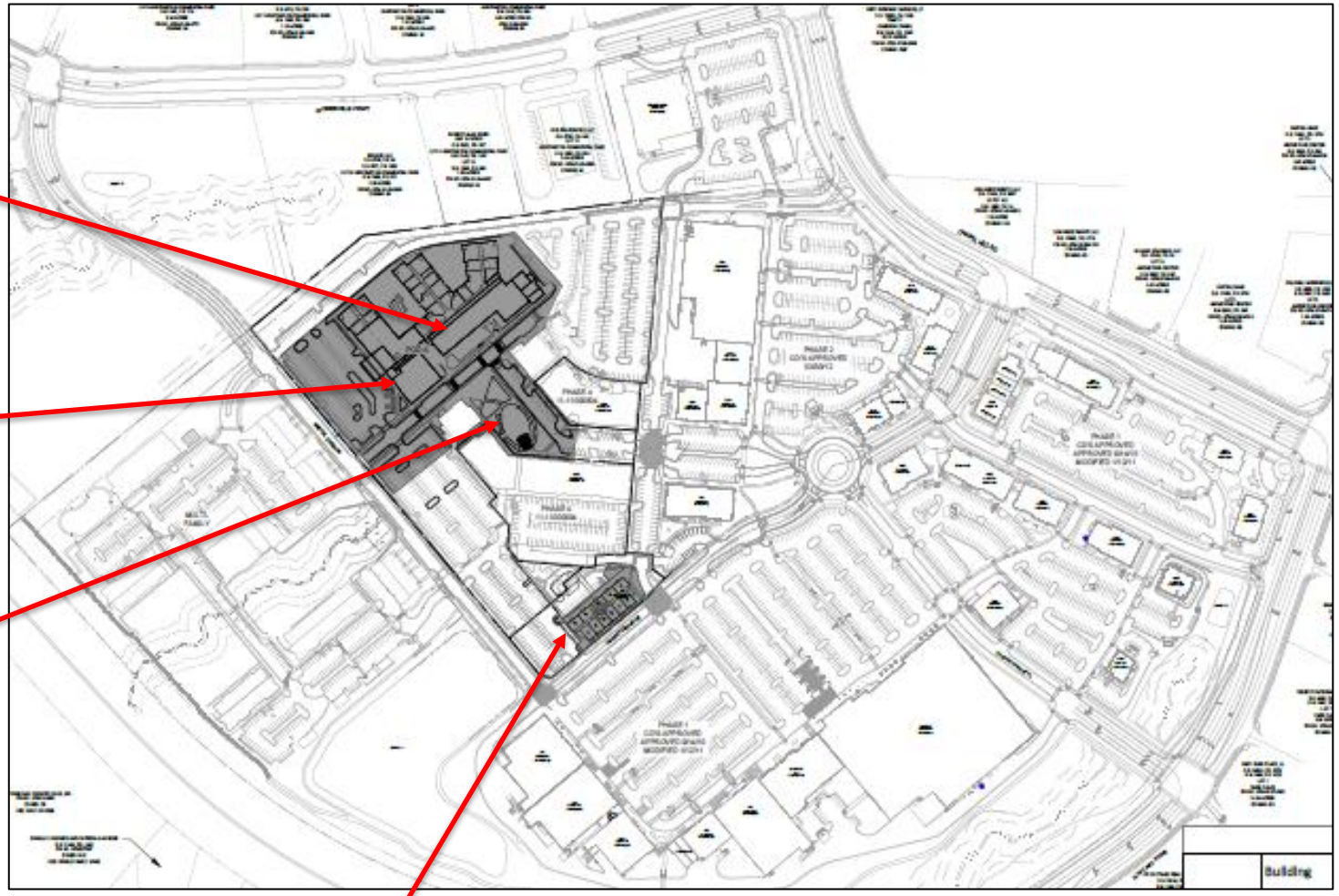
Existing Commercial

Existing Plaza Layout

Empty Outparcel

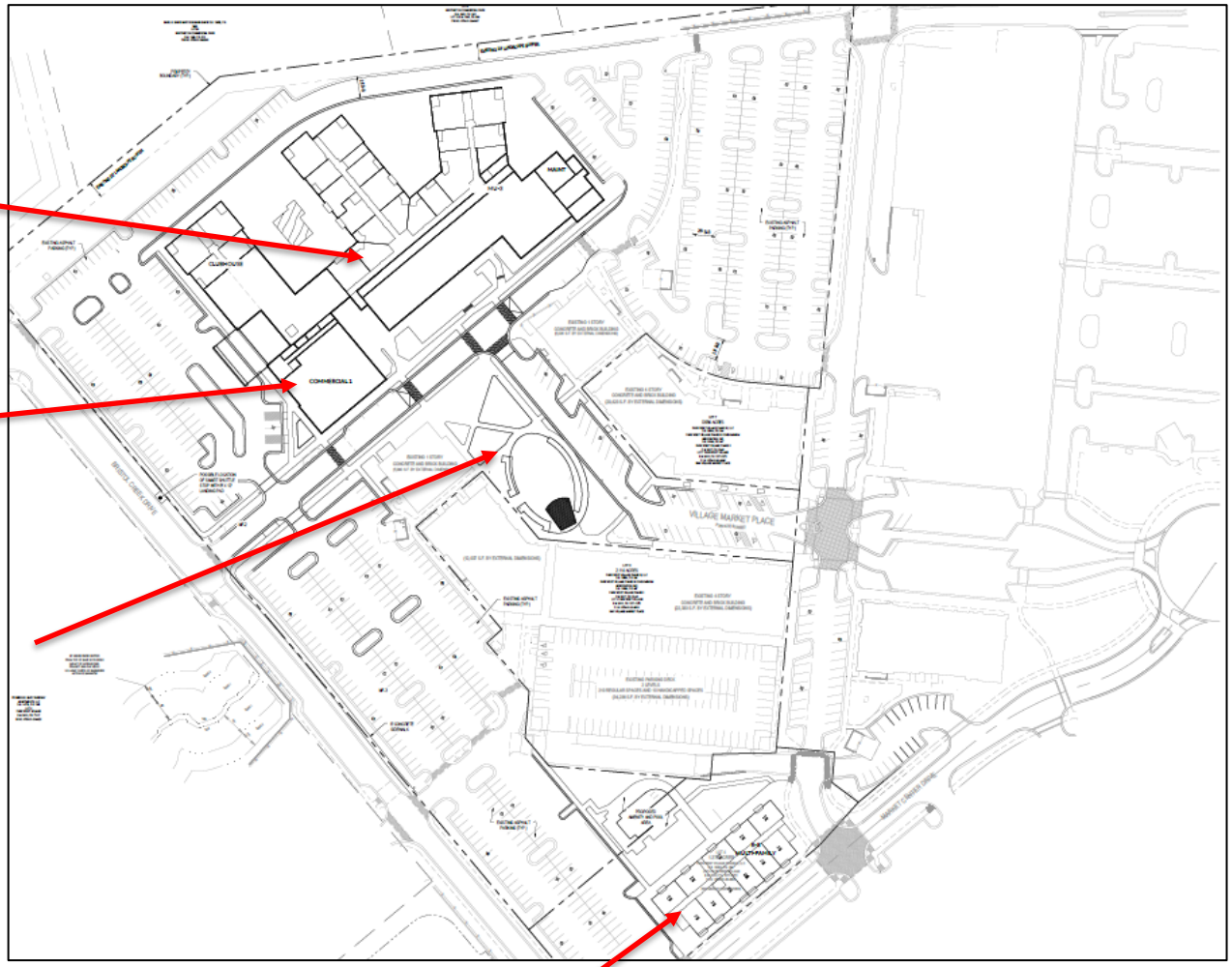
Morrisville

Sketch Plan



Morrisville

Enlarged Sketch Plan



Morrisville

Conceptual Renderings



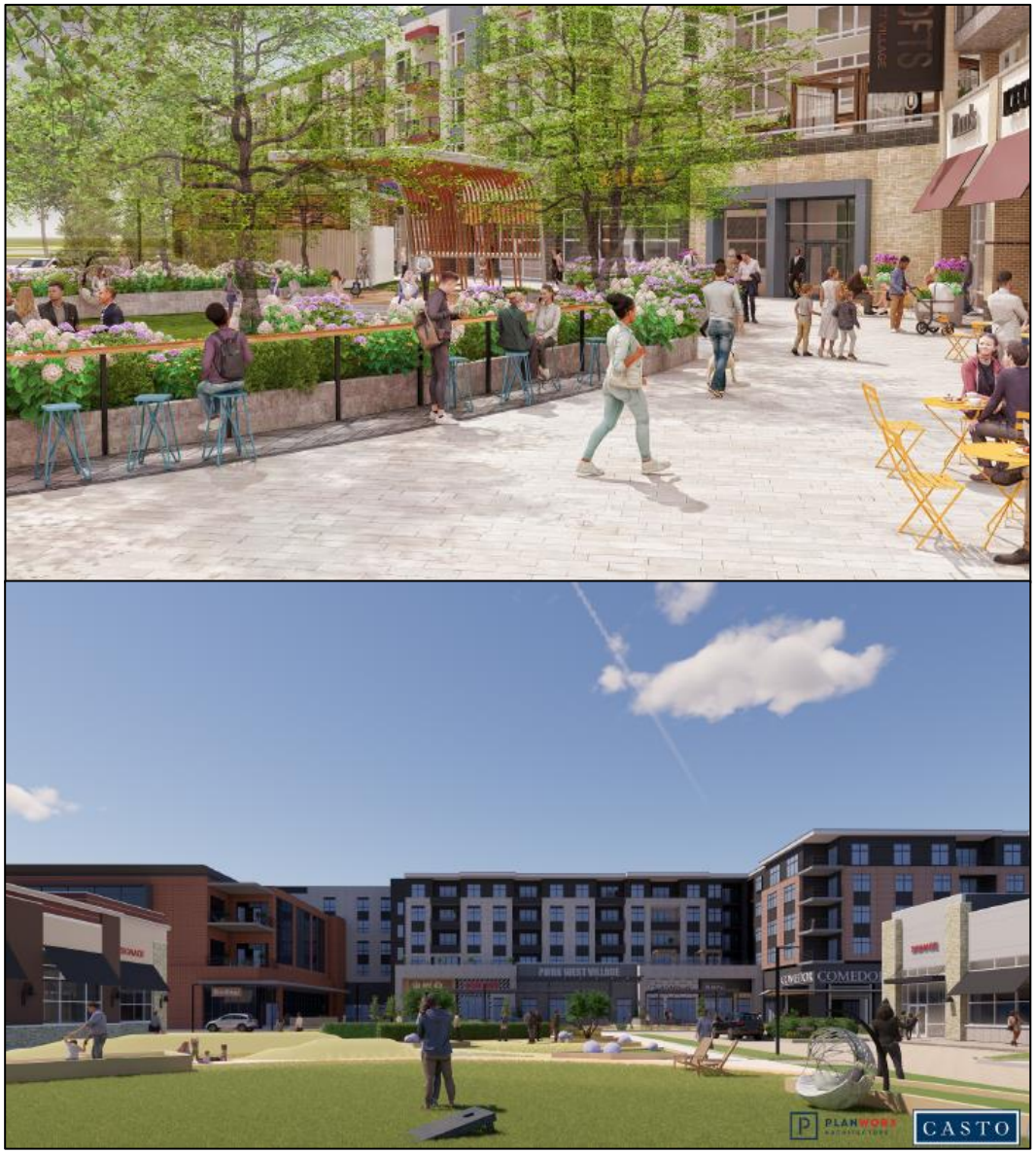
Morrisville

Conceptual Renderings



Morrisville

Conceptual Renderings



Morrisville

Proposed Modification

- The Park West Village Major Amendment is a Major Modification to the Park West Village Mixed Use Planned Development District. Meaning, the applicant submits a revised Planned Development plan and agreement, modifying the previously approved Planned Development plan and agreement that modified certain UDO standards to allow for a unique development.
- If the proposed Major Amendment is approved, Park West Village will be able to demolish 64,804 sf of retail/commercial and replace it with 27,700 sf of retail, 21,000 sf of office, and an additional 312 multifamily dwelling units.
  - This approval will authorize the modified sketch plan, the modified development standards in the narrative, and the modified conditions attached.
- The next few slides cover some of the unique development standards in the narrative. The changes to the comprehensive sign plan will be explained on Slide 22.

UDO Section 3.7.2 Mixed Use Planned Development District purpose statement:

Mixed Use Planned Development (MUPD) District

A. Purpose

The Mixed-Use Planned Development District is intended to accommodate high-quality development incorporating a range of complementary and mutually supporting land uses, using innovative arrangements of uses, buildings, and open spaces throughout the development. District regulations are intended to provide substantial design flexibility and appropriate transitions to, and mitigation of potential adverse impacts on, adjacent developments.



Morrisville

Permitted Uses

- The following uses in Park West Village shall be permitted:

1) Dwelling, Single Family ~~D~~detached	21) ~~Public~~ Cultural Facility	41) Service Establishment, ~~p~~Personal
2) Dwelling, Dduplex	22) Public Park or Recreation Facility	42) Retail Store < 3,000 sf
3) Dwelling ~~townhouse~~, Single-Family Attached	23) Private Recreation Facility, Oeutdoor	43) Retail Store 3,000 to <20,000 sf
4) Dwelling, Condominium *	24) Private Recreation Facility, ~~i~~Indoor ~~(includes theater/cinema for the showing of movies)~~	44) Retail Store 20,000 to <50,000 sf
5) Dwelling, Multi-Family < 50 du ~~apartment~~	25) Private Entertainment Facility, Indoor	45) Retail Store >75,000 sf
6) Dwelling, Multi-Family > 50	26) Private Entertainment Facility, Outdoor	46) Retail - Pet Store (includes Emergency Care and Grooming)*
7) Accessory Apartment ~~attached~~ (Accessory Use)	27) Club, non-profit *	47) Shopping Center, Neighborhood
8) Day Care Center	28) Recreation Facility, ~~r~~Residential ~~support~~ Support Accessory Use	48)Shopping Center, Major
9) Nursing Home	29) Hospital	49) Restaurant
10) Special Events (Temporary Use)	30) Clinic *	50) Drive ~~through~~ Through ~~s~~Service Facility (on Lot 3 ~~restuarants~~ restaurants)
11) Outdoor Sales (Temporary Use)	31) Urgent Care Facility	51) Automobile Repair, ~~M~~minor
12) ~~Seasonal Construction Trailer~~ Temporary Construction-Related Structure	32) Office, ~~m~~Medical/~~d~~Dental	52) Automobile Service Station
13) Real Estate Sales Office (Temporary Use)	33) Office Park, ~~m~~Medical/~~d~~Dental	53) Car Wash/Detailing
14) School, ~~public or private~~ Business or Vocational	34) Service Establishment, professional *	54) Parking Deck or Lot
15) Club, ~~civic~~ or Lodge	35) Service Establishment, specialized *	55) Park and Ride Terminal
16) Non-profit professional association *	36) Service Establishment, off-site *	56) Bus Station
17) Emergency Service	37) Office Park	57)Broadcasting Station~~s~~
18) ~~Municipal~~ Government Services, Administrative	38) Research Laboratory	58) Canopies*
19) County, State, Federal services (except penal) *	39) Temporary Office Structure (Temporary Use)	59) Hotel/Motel
20) Community Center	40) Office Retail *	

- All uses permitted by the Town of Morrisville in its Mixed Use Planned Development District, or its successor.

Morrisville

Prohibited Uses

- The following uses in Park West Village shall be prohibited:
  - Crematorium
  - Stonecutting/Monument Sales
  - Tire Capping and Retreading
  - Vehicle Towing Service

General Information

- **Mixed Use Area Required Parking**:
  - Required Parking: 561 spaces
  - Provided Parking: 904 spaces

- **Park West Village Total Open Space**:
  - Existing Open Space: 20,700 sf
  - Proposed Open Space: 43,812 sf

- **Unit Counts**:
  - Currently Constructed Units: 378 units
  - Proposed Additional Units: 312 units
  - Total Permitted: 690 units

General Narrative Changes

- Most of the redlined changes are corrections to cross references and clarifications to make the narrative easier to understand.
- **Transit:** The Park West Village Development will provide at a minimum one public transit stop internal to the site to accommodate public transportation in the Town of Morrisville. The final transit stop location will be coordinated with the Town of Morrisville and GoCary.
- **Loading Spaces:** The addition of loading space standards as defined by the UDO.

General Narrative Changes

- **Subdivision**: Dimensional requirements for lots identified in the UDO shall not apply within the MUPD if the parcels created are subject to common private operating agreements and the lots require with all over legal requirements.
- **Video Screens**: Video screens in the common area will be allowed provided that they are not visible from public streets and the top of the screen is no higher than the surrounding buildings.
- **Building Setbacks**: There will be no required building setbacks in accordance with the original 2008 approval of Park West Village.
- **Major Amendments**: Any major revisions shall require an amendment of the PD Plan/Agreement in accordance with UDO Section 2.4.8.D.

Architectural Deviations

- Multi-family and mixed-use buildings with multi-family floors will comply with UDO design requirements in the UDO but have the option to comply with either the multi-family requirements or mixed-use requirements of the UDO.
  - High quality, durable faux wood materials are proposed to be allowed as a predominate wall material, along with the previous approval of metal panels and Kallwall.
  - Single Story Multi-Tenant Retail Buildings: The primary materials within the fenestration will be glass and shall not be less than 50% of the individual tenant storefront area.



Morrisville

Architectural Deviations

- **Multi Story Mixed-Use Ground Floor Tenant Façade:** The façade area shall be calculated from the finished floor elevation base to the top of the façade wall and from demising wall to demising wall.
  - Asking for additional predominant material flexibility to give tenants the ability to create a unique façade.
  - The glazing area within the tenant façade area shall be a minimum of 25% of the overall area of the tenant façade area.



Morrisville

Architectural Deviations

- **Multifamily Development Fenestration**:
  - The design of the fenestration shall comply with the UDO except that the wall shall be configured with 35 percent windows and/or doors measured from the lowest residential to the roof bearing line.
  - The reason for this is to allow the height of the parapet to be extended as necessary to screen all roof equipment and allow for changes in height for the top line of the building parapet.
- **Coated Brick and Masonry**:
  - Brick and masonry are permitted to be coated with stain or mineral silicate paint. The brick or masonry, if coated, will count towards the required façade material as brick or masonry.
- **String Lighting**:
  - String lighting will be allowed for use throughout the project as an architectural element, adjacent to or between the buildings, or landscape/hardscape element. String lighting shall not be blinking, chasing, or other types of movement when visible to a public ROW. It is no longer restricted to the color white.

Comprehensive Sign Plan Changes

- Signs painted directly on a wall will be permitted if part of a mural, subject to approval of the Landlord/Owner. The sign area within the artwork or mural will count towards the total number of signs allowed and the total sign area.
  - **Note*** Any murals would still need to be approved by the Town and comply with the Town's mural regulations found in Section 4.3.5.B.18 of the UDO.
- Images cast onto surfaces or sidewalks adjacent to the tenant premises or individual business will be allowed provided the images are not visible from Cary Parkway, Morrisville Parkway, or Chapel Hill Road.
- Cabinet signs and signage on backer board will be allowed at the Owner's discretion.
- Video screens internal to the site and not visible from public right of way will be allowed. The video screens may be used for live or recorded events and broadcasts. The video screen may be used for advertising when not in use for events.

Conditions Revisions

1. The Park West Village Mixed Use Development shall be subject to the standards of the planned development narrative and shall be in substantial compliance with the planned development plan attached to this ordinance as Exhibit B.
2. All signs for the Park West Village development shall comply with the *Comprehensive Sign Plan* dated ~~July 31, 2007~~ October 11, 2023, ~~subject to the change below.~~ Minor modifications to the *Comprehensive Sign Plan* may occur per UDO Section 2.5.3.C.7(c). ~~Part C, Article XIII, Section 9 of the Zoning Ordinance. The following change shall apply to the *Comprehensive Sign Plan*:~~

   ~~a. Page 21 – Display Type 2: The Quantity allowed shall be limited to two (2) Entrance Displays (one (1) on Cary Parkway and one (1) on NC 54).~~

   ~~b. Page 16 – Sign Location Plan – Illustration J: Display Type 2 shall be limited to two (2) Entrance Displays (one (1) on Cary Parkway and one (1) on NC 54).~~

3. All building elevations for the Park West Village development shall comply with the Architectural Requirements within ~~*Architectural Site Plan* dated July 18, 2007; the *Park West Multi-Family Elevations* dated September 21, 2007, and the *Mixed Use Narrative* dated December 6, 2007. Minor modifications to the *Architectural Site Plan* and the *Park West Multi-Family Elevations* may occur per Part C, Article XIII, Section 9 of the Zoning Ordinance. If conflicts arise between the above referenced documents, the controlling document shall be~~ the *Mixed Use Narrative* dated ~~December 6, 2007~~ October 16, 2023.

Morrisville

Conditions Revisions

11. The developer shall provide a payment-in-lieu of parkland dedication calculated based on the number of dwelling units to be constructed, which shall be paid ~~prior to the release of the final subdivision plat~~ as required by the UDO.
12. For fixtures attached directly to buildings, in service areas, the developer shall install full cut off fixtures. Fixtures designed to illuminate signage, building features, and walkways may include decorative fixtures with the light source visible to passers-by. All proposed decorative and wall mounted fixtures shall comply with the ~~*Zoning Ordinance*~~ UDO. Prior to the release of the Construction Drawings, details for the decorative and wall mounted fixtures shall be provided and reviewed for compliance with the ~~*Zoning Ordinance*~~ UDO.
13. Bike racks shall be accessible, in a highly visible location, and sited close to the main building entrance(s). Bicycle parking shall be provided in all retail, mixed use, office, hotel, and cinema areas on the site in a manner detailed in the ~~*Zoning Ordinance*~~ UDO.

Conditions Revisions

26. ~~Increasing the number of~~ M~~m~~ulti-family residential dwelling units will be allowed to be approved administratively by staff up to ~~380~~ a cap of 690 dwelling units as included in the project trip generation letter dated July 18, 2023 or titled Park West Village Redevelopment – Trip Generation Analysis.

Morrisville

Conditions Revisions

28. Additional residential units exceeding the previously approved 378 units shall be allowed as One- and two-bedroom units, provided One-bedroom units may include studios, units with one bedroom, and units with one bedroom and separate den. Once complete, the Owner shall provide as part of the project 7% of the new residential units as workforce housing dwelling units (a "Workforce Housing Unit"). A Workforce Housing Unit is any dwelling unit at the project designated by Owner, in Owner's discretion, to be offered for rent at an effective monthly rental rate equal to or less than the maximum affordable rental rate set forth by Federal Department of Housing and Urban Development ("HUD")(the "Rental Rate"), for a renter with an income of 80% AMI (area median income) in the Raleigh, NC MSA Area. Owner shall update the Rental Rate for each Workforce Housing Unit then being marketed for rent annually based on the current updated AMI published by HUD. The Workforce Housing Units shall be offered for rent for a period of 15 years which period shall commence upon receipt of the first certificate of occupancy for the project. In the event the Town of Morrisville or Wake County established a program in the future which provides incentives for workforce housing units, the project shall be eligible to participate in such a program if qualifications of such program are met. Beginning on December 31st of the first full year following Owner's receipt of the final certificate of occupancy for the project, the owner of record shall provide an annual certification of compliance with this zoning condition to the Town of Morrisville Planning Department, which lists the current market rate and the 80% AMI Rental Rate for the Workforce Housing Units, no later than December 31st.

Morrisville

Conditions Revisions

Additionally, or alternatively, some or all the additional units exceeding the previously approved 378 units may be provided as Age Restricted units; provided:

a) Such units consist of one-, two-, or three-bedroom units;
b) The owner shall record with the applicable Register of Deeds office a declaration of covenants, conditions, and restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied Age Restricted units shall have as a resident at least one person age 55 or older (“age restriction"). Prior to request for certificate of occupancy for a building containing Age Restricted units, the owner shall provide to the Town an opinion letter from an attorney, licensed to practice in North Carolina, that the age restriction was drafted in a form that the attorney, in his/her exercise of customary professional diligence, would reasonably recognize as compliant with the Fair Housing Act, §42 U.S.C. SEC. 3601, ET SEQ., and the North Carolina State Fair Housing Act, N.C. Gen. Stat. §41a-1, et seq

29. A Smart Shuttle stop will be located within the development, as shown on the sketch Plan dated September 27, 2023, subject to adjustments at the time of site plan approval.

Staff Recommendation

- Staff recommends approval of the requested PD Modification for the following reasons:

1. The requested PD Modification is consistent with the Future Land Use Plan. The Future Land Use Map shows this area as Regional Activity Center, which lists preferred uses including office, retail, shopping centers, restaurants, lodging and hospitality, mixed-use development, and multi-family residential. The proposed PD Modification provides a balance and integrated mix of these uses within the MUPD.
2. The requested PD Modification encourages a design that fosters attractive destinations where people visit for an experience, a key consideration for RAC designated areas in the Future Land Use Plan. It also seeks to create more outdoor dining, seating, and more useable open space plaza areas.
3. The proposed PD Modification provides a Smart Shuttle connection internal to the site, a key consideration for RAC designated areas in the Future Land Use Plan; and
4. The requested PD Modification provides privately developed affordable housing as called for by key action item 11 in the Land Use Plan.

Action Items

Ordinance 2023-312-0 of the Morrisville Town Council Approving a Major Amendment to the Park West Village Mixed-Use Planned Development District, Approximately 106.83 Acres Of Property Located West of the Intersection of Chapel Hill Road and NW Cary Parkway

Planning and Zoning Board Agenda Item Report

Agenda Item No. 8.a
Submitted by: Eliot Ward
Submitting Department Planning
Meeting Date: December 14, 2023

SUBJECT
Proposed Master Sign Plan for the Spark development located at 4877 McCrimmon Parkway (MSP-23-0003)
Eliot Ward, Planning Manager

Recommendation:
Recommend approval

Updates/History of Briefing:
NA

Executive Summary and Background Information:
Ordinance 2023-453-0 of the Morrisville Town Council approving a Master Sign Plan for the Spark Development located at 4877 McCrimmon Parkway (MSP-23-0003).

The applicant, Trinity Capital Advisors, request approval of a proposed Master Sign Plan for the Spark development located at 4877 McCrimmon Parkway and specifically identified by Wake County PIN 0756-33-0254 (see ATTH 01 - Aerial Map). Section 5.16.4 of the Morrisville Unified Development Ordinance (UDO) permits sites of 25 acres or greater in area, or with 400,000 square feet or greater of floor area to apply for a Master Sign Plan. The subject property is approximately 37 acres, and the square footage of the approved buildings is approximately 760,000 square feet. The proposed Master Sign Plan details the current needs for Phase I of the Spark development, however General Note #1 on page 3 of the applicant's packet indicates that as future phases are completed, the sign plan will need to be amended (see ATTH 02 - Application Packet). In terms of those future amendments, UDO Section 2.5.5.B(7)c outlines parameters to determine what constitutes a minor change, which can be approved at the staff level, or a major change that will need to go back to PZB and Town Council for approval. Specifically, if the applicant requests any of the following changes, it would trigger a major change: 1. A change in a condition of approval; 2. An increase in the number of, or a change to, any of the signs in the approved plan; 3. An increase in the square footage of one or more signs; or 4. A proposed change to the permitted sign types (see ATTH 03 - Master Sign Plan UDO Standards). A copy of the proposed Master Sign Plan is attached as an Exhibit to the draft Ordinance.

Advisory Board/Committee Review:
Planning and Zoning Board

Insert Date of Advisory Board/Committee Review:
2023-12-14

Advisory Board/Committee Recommendation and/or Vote:
NA

Potential Options:
The Planning and Zoning Board should review the Master Sign Plan application and may choose to either:

1. Recommend to approve the application as submitted;
2. Recommend to approve the application with conditions; or
3. Recommend to deny the application.

In reviewing the requested Master Sign Plan, the Planning and Zoning Board may wish to consider items identified in Section 2.5.5 of the Morrisville Unified Development Ordinance. A Master Sign Plan application is a legislative decision and is generally considered to be discretionary.

Staff Recommendation:
Staff recommends approval of the Master Sign Plan application for the following reasons:

1. The application complies with the stated purpose of regulations in Section 5.16.1(A) of the UDO;
2. The request does not include any prohibited signs as identified in Sections 5.16.2(D), 5.16.2(E), and 5.16.2(F) of the UDO;
3. The application does not include any temporary signage;
4. The application is consistent with the Comprehensive Plan; and
5. The application does not conflict with any other provisions of the UDO or Morrisville Code of Ordinances.

ATTACHMENTS
- 2023-453-0 BS - Spark Master Sign Plan.pdf
- 2023-453-0 ORD - Spark Master Sign Plan.pdf
- 2023-453-0 ATTH 01 - Spark Master Sign Plan - Aerial Map.pdf
- 2023-453-0 ATTH 02 - Spark Master Sign Plan - Application Packet
- 2023-453-0 ATTH 03 - Spark Master Sign Plan - UDO Standards.pdf
- 2023-453-0 - Spark Master Sign Plan - Presentation.pdf

ITEM # 2023-453-0
PROPOSED MASTER SIGN PLAN FOR THE SPARK DEVELOPMENT LOCATED AT 4877 MCCRIMMON PARKWAY (MSP-23-0003)

"Connect Morrisville" Strategic Plan Alignment

Goals		Objectives
Improved transportation mobility – *Enhance transportation options through improved accessibility, connectivity, and collaboration*	☐	**Obj. 1.1** Explore, evaluate, and enhance available mobility options
	☐	**Obj. 1.2** Collaborate with other government entities and the private sector to support development of transportation infrastructure and related plans
	☐	**Obj. 1.3** Explore and evaluate traffic management options
Thriving, livable neighborhoods – *Enrich the quality of life through the preservation of natural resources, well-planned development and strengthened neighborhood vitality*	☐	**Obj. 2.1** Identify and expand housing options to meet current and future needs of the community
	☐	**Obj. 2.2** Utilize components within Town guiding documents to plan and provide for current/future infrastructure (*other guiding plans may be included/referenced as identified or created*)
	☐	**Obj. 2.3** Ensure responsible, sustainable development and redevelopment, reviewing and considering guidance in Town policies/plans
Engaged, inclusive community – *Enrich the quality of life through programs, events, amenities, and services valued by the community*	☐	**Obj. 3.1** Validate community interests/desires/needs
	☐	**Obj. 3.2** Offer events and programs that meet the needs and interests of the community, and increase awareness of activities and opportunities for public engagement and collaboration
	☐	**Obj. 3.3** Create and promote both a community and staff environment that is welcoming to, inclusive of, and values diverse populations
Public safety readiness – *Provide a safe and secure community through prevention, education, readiness, and response*	☐	**Obj. 4.1** Be operationally ready to meet public safety service demands of the community and staff, and demonstrate commitment to continuous service level improvement of all Town safety components, including police, fire, parks, streets, and facilities
	☐	**Obj. 4.2** Evaluate, enhance, and promote community educational opportunities and encourage preparedness
Operational excellence – *Deliver exceptional service with an engaged workforce that effectively manages public assets and promotes transparency*	☐	**Obj. 5.1** Enhance community-facing programs and services
	☐	**Obj. 5.2** Commitment to professionalism and employee engagement
	☐	**Obj. 5.3** Leverage the use of technology to enhance efficiency, productivity, and service delivery
Economic prosperity – *Promote a business-friendly environment to diversify the economic base and create job opportunities for an educated, ready workforce*	☒	**Obj. 6.1** Attract and retain businesses that provide a diverse economic tax base
	☐	**Obj. 6.2** Promote a business-friendly community, understanding business needs to support a ready workforce
	☐	**Obj. 6.3** Promote and advocate for public education needs

ORDINANCE 2023-453-0 OF THE MORRISVILLE TOWN COUNCIL APPROVING A MASTER SIGN PLAN FOR THE SPARK DEVELOPMENT LOCATED at 4877 MCCRIMMON PARKWAY (MSP-23-0003)

WHEREAS, on September 20, 2023, Trinity Capital Advisors submitted an application request for a Master Sign Plan for the Spark development, located on approximately 37 acres of property commonly known as 4877 McCrimmon Parkway; and

WHEREAS, the property subject to the requested Master Sign Plan is depicted on Exhibit "A" attached hereto and is specifically identified by Wake County PIN 0756-33-0254; and

WHEREAS, the Master Sign Plan request was the subject of a public comment session by the Planning and Zoning Board of the Town of Morrisville on December 14, 2023; and

WHEREAS, at the December 14, 2023 Planning and Zoning Board meeting, the Planning and Zoning Board, by a vote of <> "Yes" and <> "No," forwarded a recommendation of <approval/denial> on the proposed Master Sign Plan to the Town Council; and

WHEREAS, the proposed Master Sign Plan was presented to the Morrisville Town Council on January 9, 2024; and

WHEREAS, the Town Council held a public hearing on January, 9 2024 on the proposed Master Sign Plan; and

WHEREAS, prior to the January 9, 2024 public hearing, the proposed Master Sign Plan was duly advertised in accordance with all requirements of law:

NOW, THEREFORE, BE IT ORDAINED THAT THE MORRISVILLE TOWN COUNCIL hereby approves/denies the Master Sign Plan, attached hereto as Exhibit "B," for the Spark development located at 4877 McCrimmon Parkway.

Ordained this the 23rd day of January 2024.

_____
TJ Cawley, Mayor

ATTEST:

_____
Eric W. Smith II, Town Clerk

Exhibit A



Map Generated November 2023
Morrisville Planning Department

N

0 50 800 1,600

1 inch equals 800 feet

Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

Exhibit B

BRASFIELD & GORRIE
GENERAL CONTRACTORS

October 30, 2023

Town of Morrisville Building Dept
100 Town Hall Drive
Morrisville, NC 27560

Justification for Master Sign Plan
Project # MSP-23-0003

Project: Spark Life Sciences Campus

To whom it may concern:

This letter shall serve as a justification for the Master Sign Plan included in this application for the Spark Life Sciences Campus on McCrimmon Parkway in Morrisville. Phase 1 of the Spark Life Sciences campus, which is included in this plan, is a total of (7) buildings including the parking deck. It is likely that there are several companies leasing space on this campus when the campus is turned over and occupancy is achieved. Therefore, there is a clear need for several distinct types of wayfinding signs in addition to the monument signs at each entrance.

The design for these signs follows all UDO requirements for commercial signage. The quantities for each type of sign are based on the function of each building, pedestrian pathway, and road. We believe this plan represents the minimum number of signs allowable to meet the wayfinding requirements of the occupied campus.

Please do not hesitate to reach out to Brasfield & Gorrie with any questions.

Sincerely,
BRASFIELD & GORRIE, L.L.C.



James Kruse
Senior Project Manager
984-480-7629
jkruse@brasfieldgorrie.com

spark

A TRINITY CAPITAL DEVELOPMENT

MASTER SIGN PLAN SUBMISSION

INITIALLY SUBMITTED 09.13.2023

RESUBMITTAL 10.27.2023

MSP-23-0003

HANBURY

ADVISORY PARTNERS

BRASFIELD & GORRIE GENERAL CONTRACTORS

POBLOCKI SIGN COMPANY LLC

MASTER SIGN PLAN GENERAL NOTES

1. The master sign plan submitted in this document meets the signage needs for the Spark LS Campus today; however, additional signage will be needed as the campus grows and future buildings are built. As future signage is needed, the owner will work with town staff to amend the sign plan through the minor modification process.

    Type a - 1 per primary campus entry

    Type b - 1 per secondary campus entry

    Type c - 1 per major gathering space

    Type d - 1 per major pedestrian decision point

    Type e - 1 per building; exception BMF buildings may have 2 signs in case of a second tenant.

    Type f - 1 per campus amenity, such as a dog park or bocce court.

    Type g - 1 per loading dock, 1 per major vehicular decision point

    Type h - 2 per parking deck, 1 at each pedestrian exit

2. Dimensions of each sign type will not exceed what this document shows.

3. The final location of sign types may differ from the exact locations shown in this document based on existing building or site constraints. Location changes shall not increase quantity as set forth by the guidelines above. Any changes to approved sign locations will be done through the minor modification process.

4. No ground signs placed at intersections will disrupt sight distance triangles.

5. The color temperature used for LED lighting integral to all signs indicated as lit will be 6500k. There is no color changing, intensity changing, or flashing.

6. All wall signs will adhere to Section 5.16 of the Morrisville UDO.

SIGNAGE PLACEMENT MAP

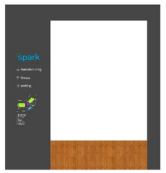
TYPE A
x2



TYPE B
x1



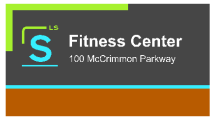
TYPE C
x2



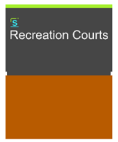
TYPE D
x2



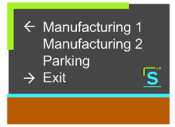
TYPE E
x5



TYPE F
x6

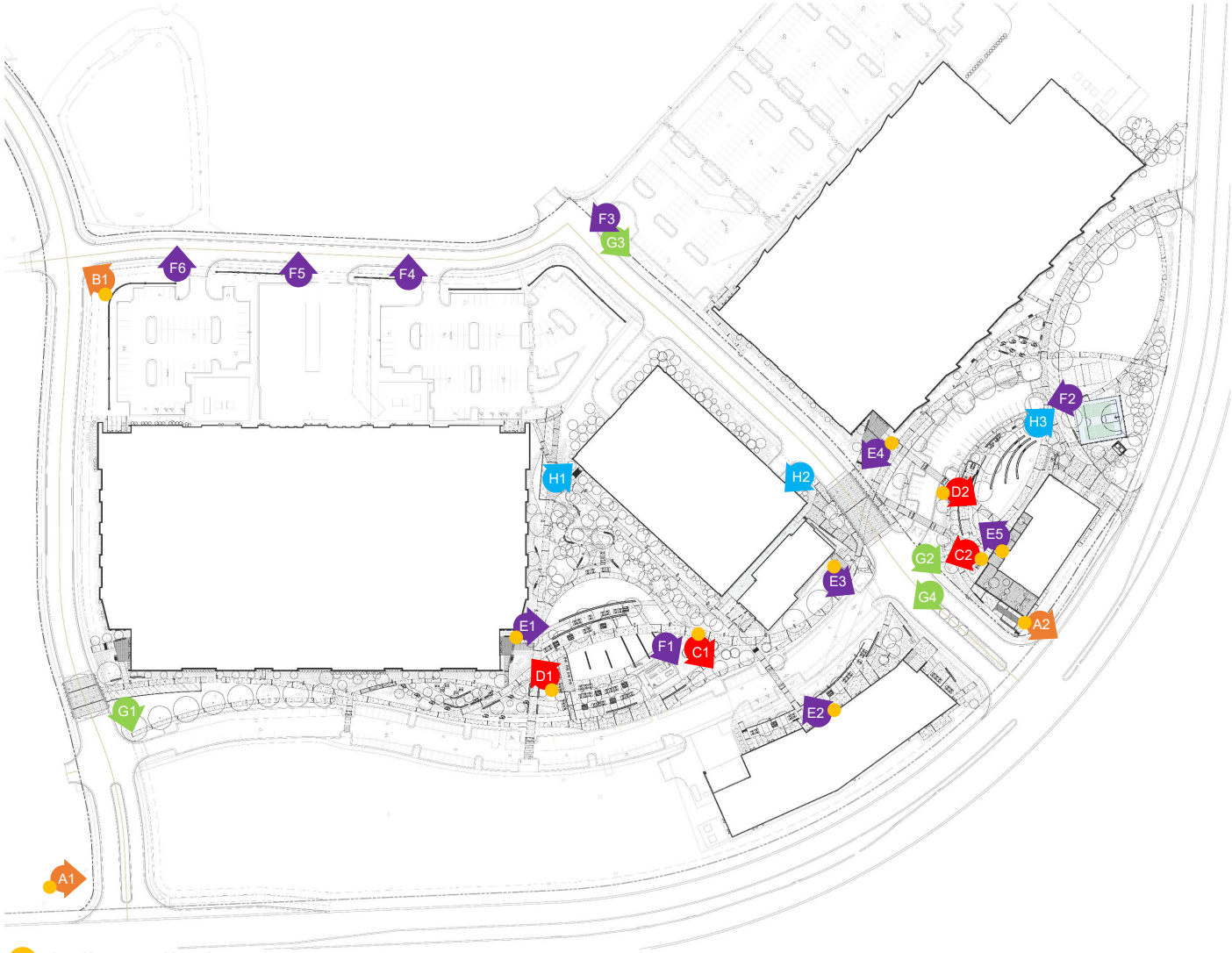


TYPE G
x5



TYPE H
x3





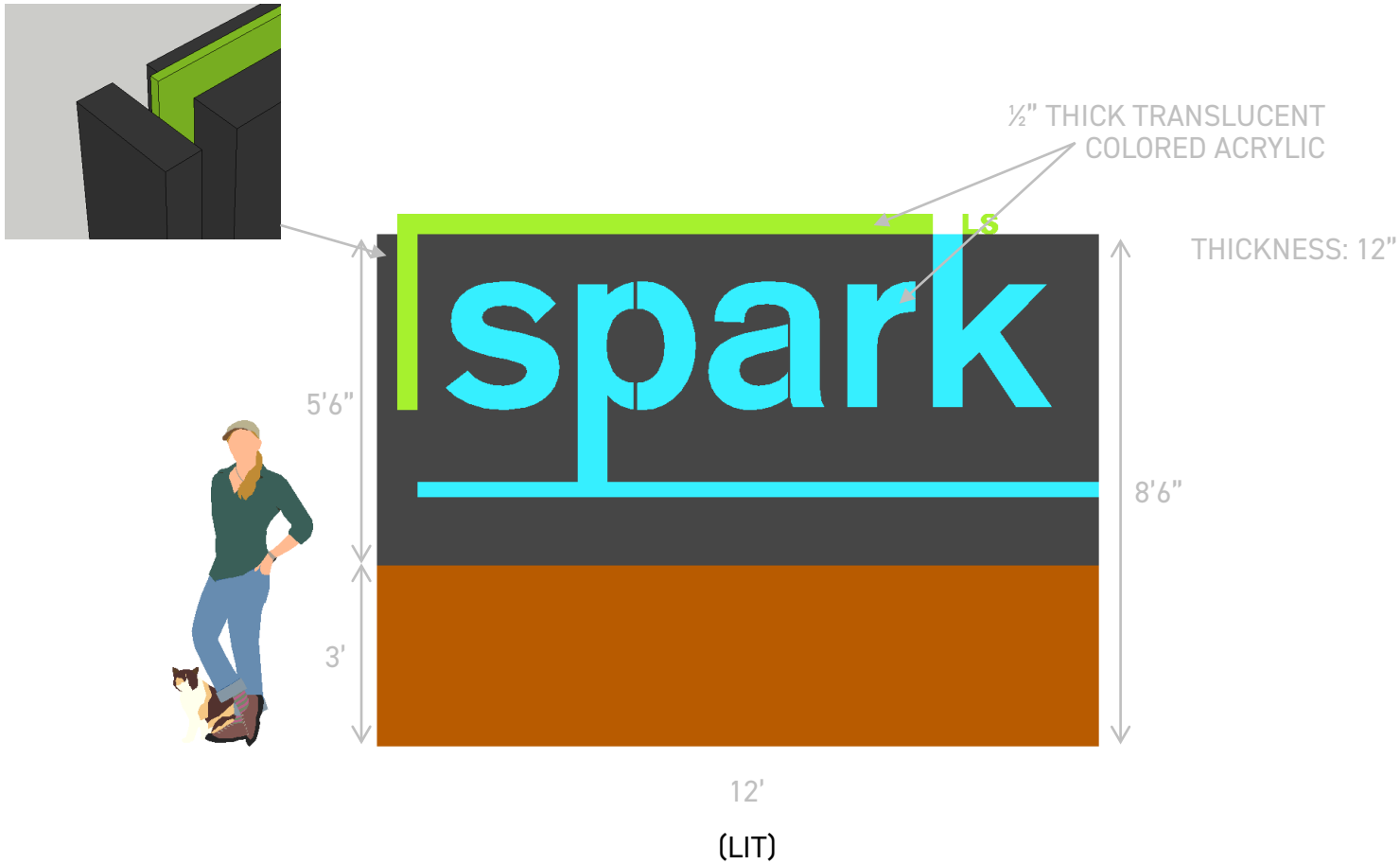
MONUMENTAL SIGNAGE (TYPE A)



MONUMENTAL SIGNAGE (TYPE A)



MONUMENTAL SIGNAGE DIM (TYPE A)



(LIT)

MONUMENTAL SIGNAGE (TYPE B)





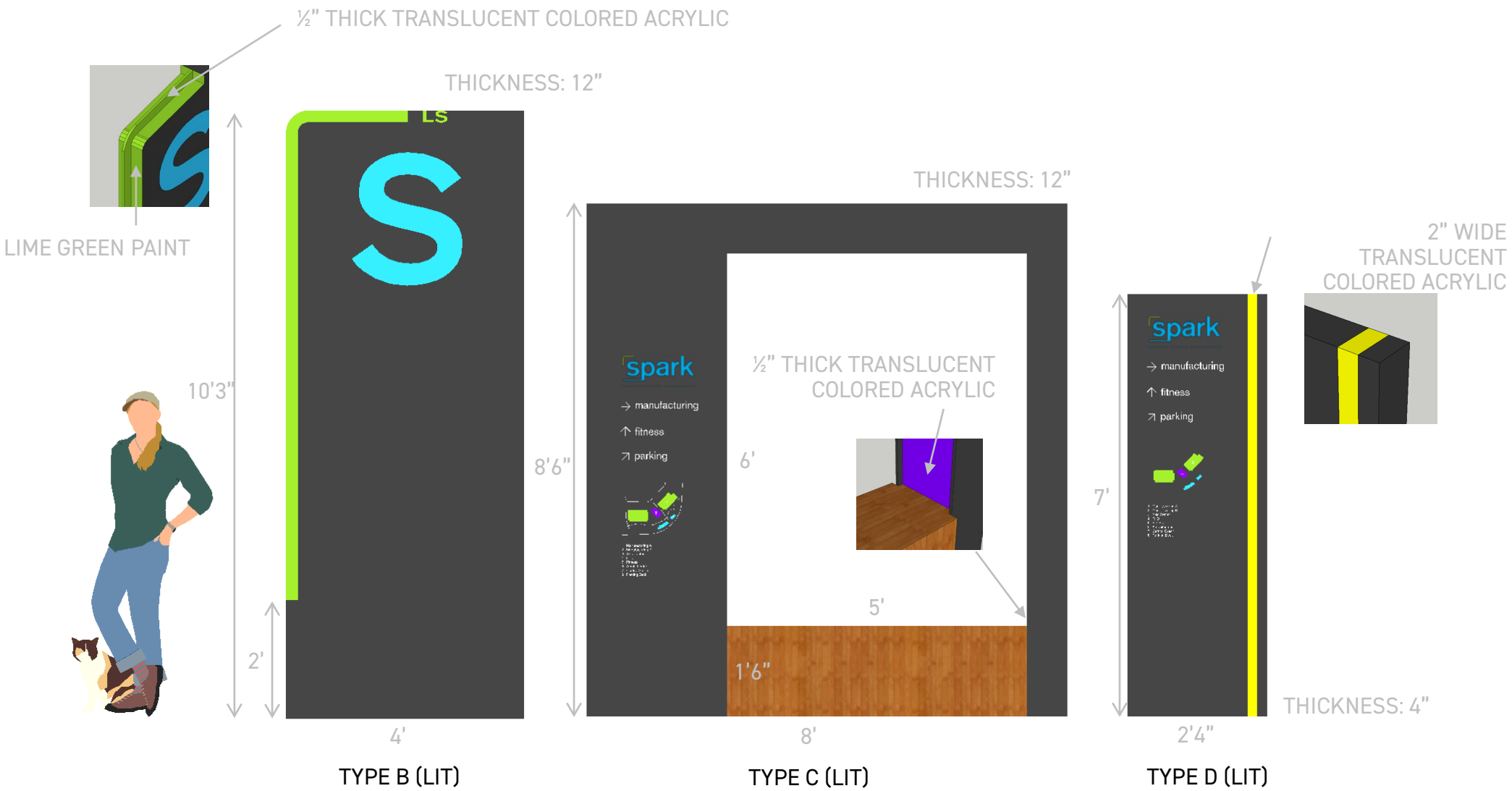
INTERACTIVE WAYFINDING (TYPE C)



INTERACTIVE WAYFINDING (TYPE D)



SIGNAGE DIM (TYPE B + C + D)



BUILDING SIGNAGE (TYPE E)



DAY VIEW



NIGHT VIEW

SECONDARY SIGNAGE (TYPE F)



VEHICLE WAYFINDING (TYPE G)





PEDESTRIAN WAYFINDING (TYPE H)



SIGNAGE DIM (TYPE E + F + G + H)

TYPE E WIDTHS BY BUILDING

4' WIDTH

- Axis (E5)

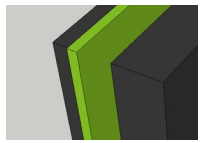
5' WIDTH

- Fitness Center (E3)
- R&D Building (E2)

6' Width

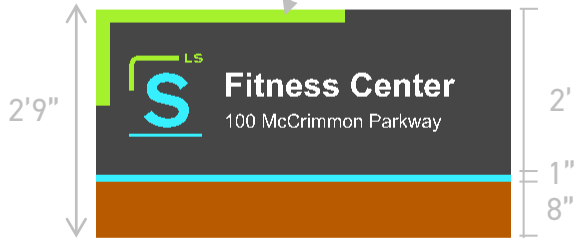
- Biomanufacturing 1 (E1)
- Biomanufacturing 2 (E4)





½" THICK TRANSLUCENT COLORED ACRYLIC

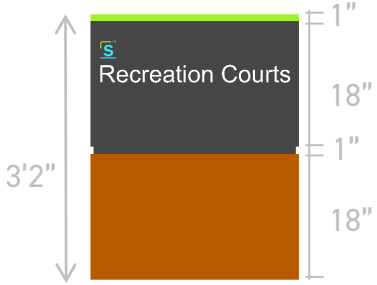
THICKNESS: 6"



4'/5'/6' (REF TO LEFT TABLE)

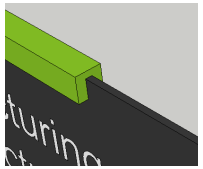
TYPE E (LIT)

THICKNESS: 5"



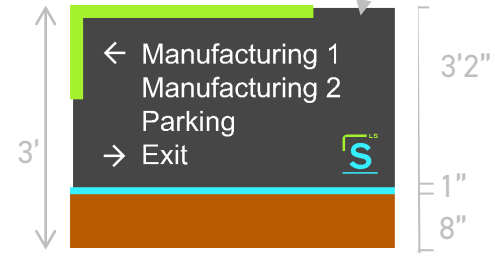
2'6"

TYPE F (NON-LIT)



THICKNESS: 6"

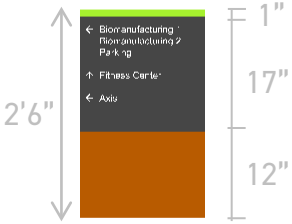
½" THICK METAL PANEL



4'

TYPE G (NON-LIT)

THICKNESS: 4"



1'6"

TYPE H (NON-LIT)

THANK YOU.

Spark
A TRINITY CAPITAL DEVELOPMENT

HANBURY

ADVISORY PARTNERS

BRASFIELD & GORRIE
GENERAL CONTRACTORS

POBLOCKI
SIGN COMPANY LLC

ATTH 01 - Aerial Map



Map Generated December 2023
Morrisville Planning Department

BRASFIELD & GORRIE
GENERAL CONTRACTORS

October 30, 2023

Town of Morrisville Building Dept
100 Town Hall Drive
Morrisville, NC 27560

Justification for Master Sign Plan
Project # MSP-23-0003

Project: Spark Life Sciences Campus

To whom it may concern:

This letter shall serve as a justification for the Master Sign Plan included in this application for the Spark Life Sciences Campus on McCrimmon Parkway in Morrisville. Phase 1 of the Spark Life Sciences campus, which is included in this plan, is a total of (7) buildings including the parking deck. It is likely that there are several companies leasing space on this campus when the campus is turned over and occupancy is achieved. Therefore, there is a clear need for several distinct types of wayfinding signs in addition to the monument signs at each entrance.

The design for these signs follows all UDO requirements for commercial signage. The quantities for each type of sign are based on the function of each building, pedestrian pathway, and road. We believe this plan represents the minimum number of signs allowable to meet the wayfinding requirements of the occupied campus.

Please do not hesitate to reach out to Brasfield & Gorrie with any questions.

Sincerely,
BRASFIELD & GORRIE, L.L.C.



James Kruse
Senior Project Manager
984-480-7629
jkruse@brasfieldgorrie.com

spark

A TRINITY CAPITAL DEVELOPMENT

MASTER SIGN PLAN SUBMISSION

INITIALLY SUBMITTED 09.13.2023

RESUBMITTAL 10.27.2023

MSP-23-0003

HANBURY

ADVISORY PARTNERS

BRASFIELD & GORRIE GENERAL CONTRACTORS

POBLOCKI SIGN COMPANY LLC

MASTER SIGN PLAN GENERAL NOTES

1. The master sign plan submitted in this document meets the signage needs for the Spark LS Campus today; however, additional signage will be needed as the campus grows and future buildings are built. As future signage is needed, the owner will work with town staff to amend the sign plan through the minor modification process.

    Type a - 1 per primary campus entry

    Type b - 1 per secondary campus entry

    Type c - 1 per major gathering space

    Type d - 1 per major pedestrian decision point

    Type e - 1 per building; exception BMF buildings may have 2 signs in case of a second tenant.

    Type f - 1 per campus amenity, such as a dog park or bocce court.

    Type g - 1 per loading dock, 1 per major vehicular decision point

    Type h - 2 per parking deck, 1 at each pedestrian exit

2. Dimensions of each sign type will not exceed what this document shows.

3. The final location of sign types may differ from the exact locations shown in this document based on existing building or site constraints. Location changes shall not increase quantity as set forth by the guidelines above. Any changes to approved sign locations will be done through the minor modification process.

4. No ground signs placed at intersections will disrupt sight distance triangles.

5. The color temperature used for LED lighting integral to all signs indicated as lit will be 6500k. There is no color changing, intensity changing, or flashing.

6. All wall signs will adhere to Section 5.16 of the Morrisville UDO.

SIGNAGE PLACEMENT MAP

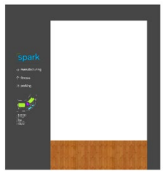
TYPE A
x2



TYPE B
x1



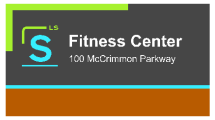
TYPE C
x2



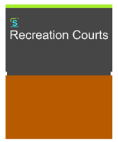
TYPE D
x2



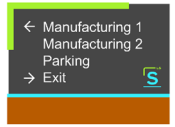
TYPE E
x5



TYPE F
x6

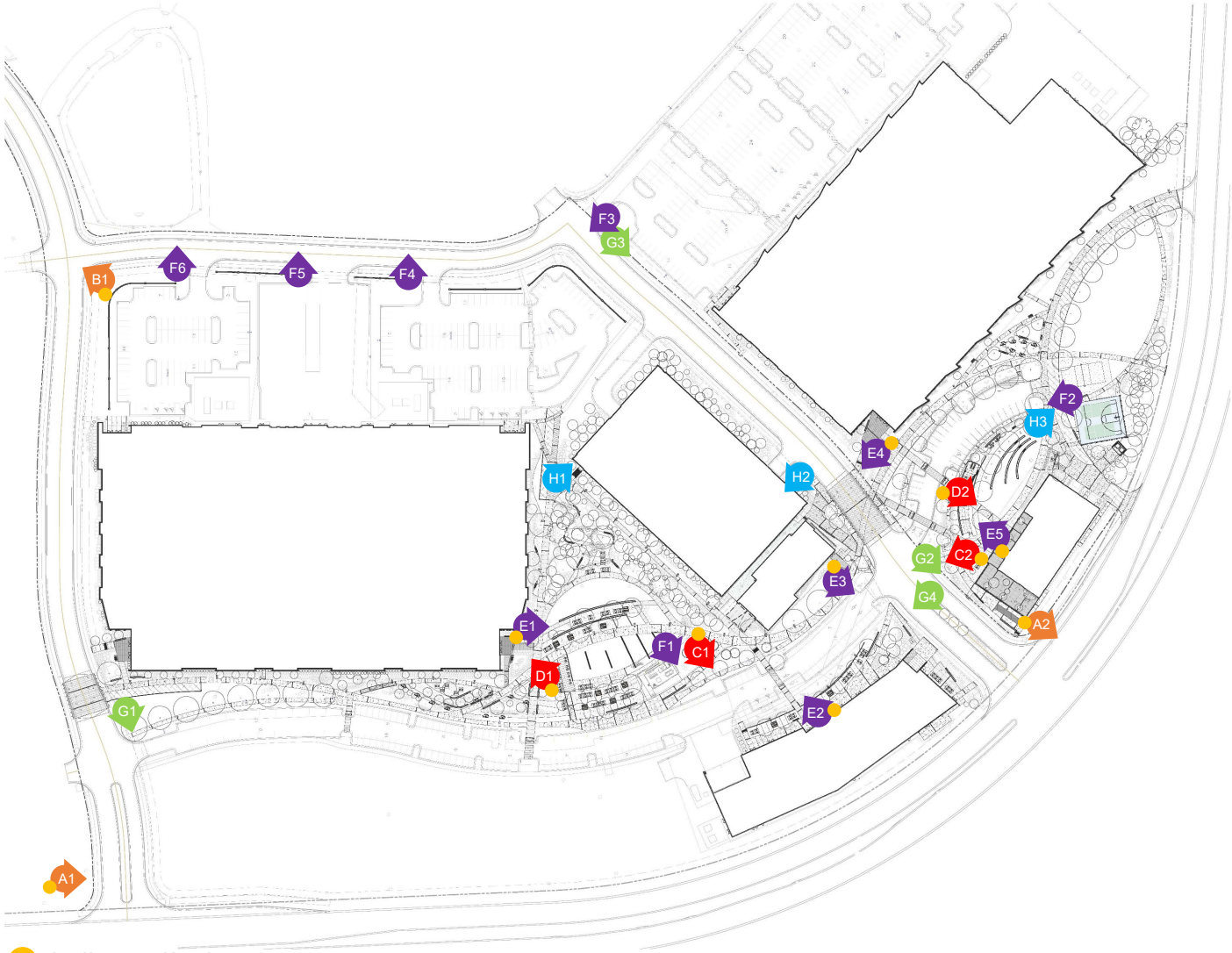


TYPE G
x5



TYPE H
x3





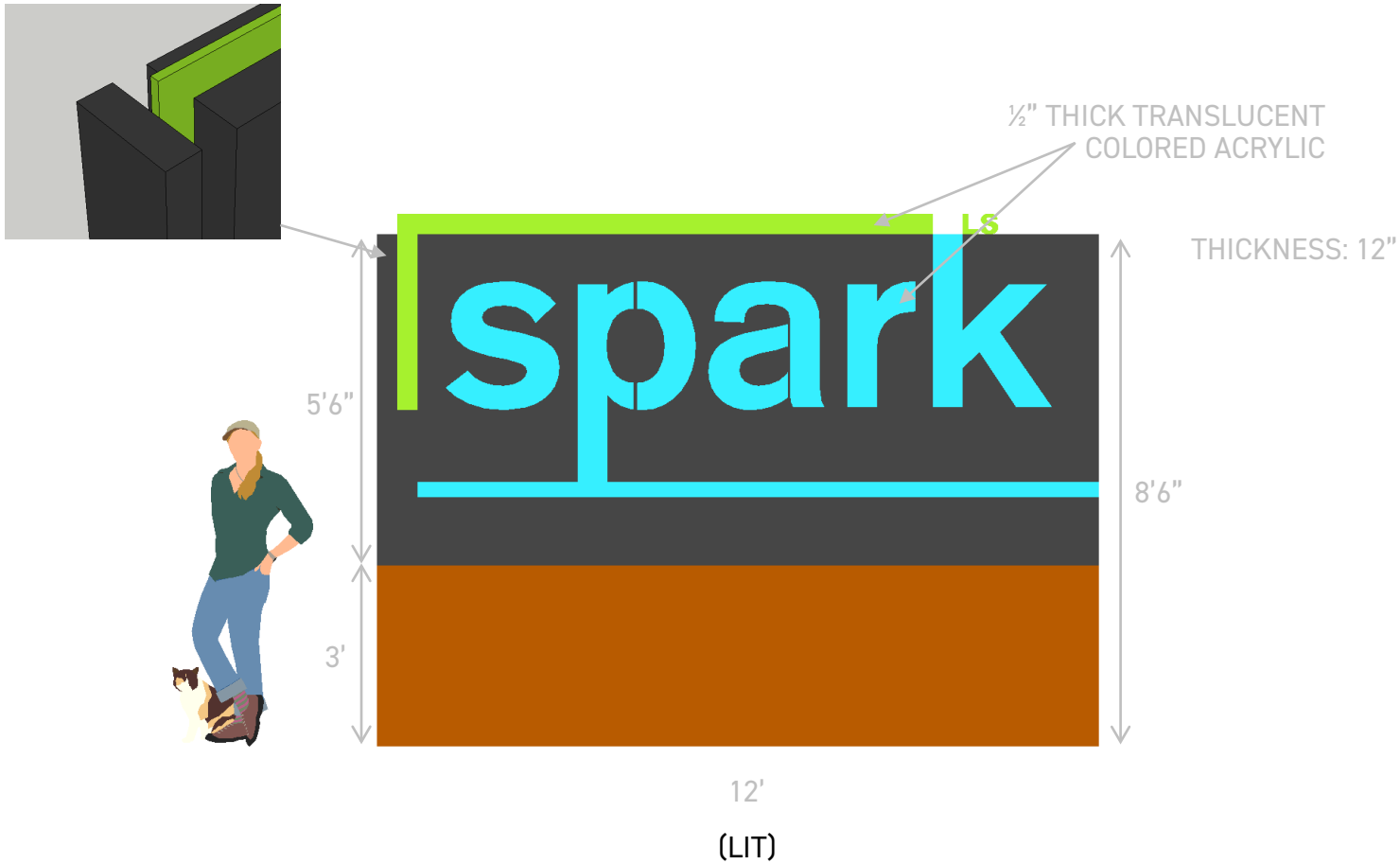
MONUMENTAL SIGNAGE (TYPE A)



MONUMENTAL SIGNAGE (TYPE A)



MONUMENTAL SIGNAGE DIM (TYPE A)



(LIT)

MONUMENTAL SIGNAGE (TYPE B)





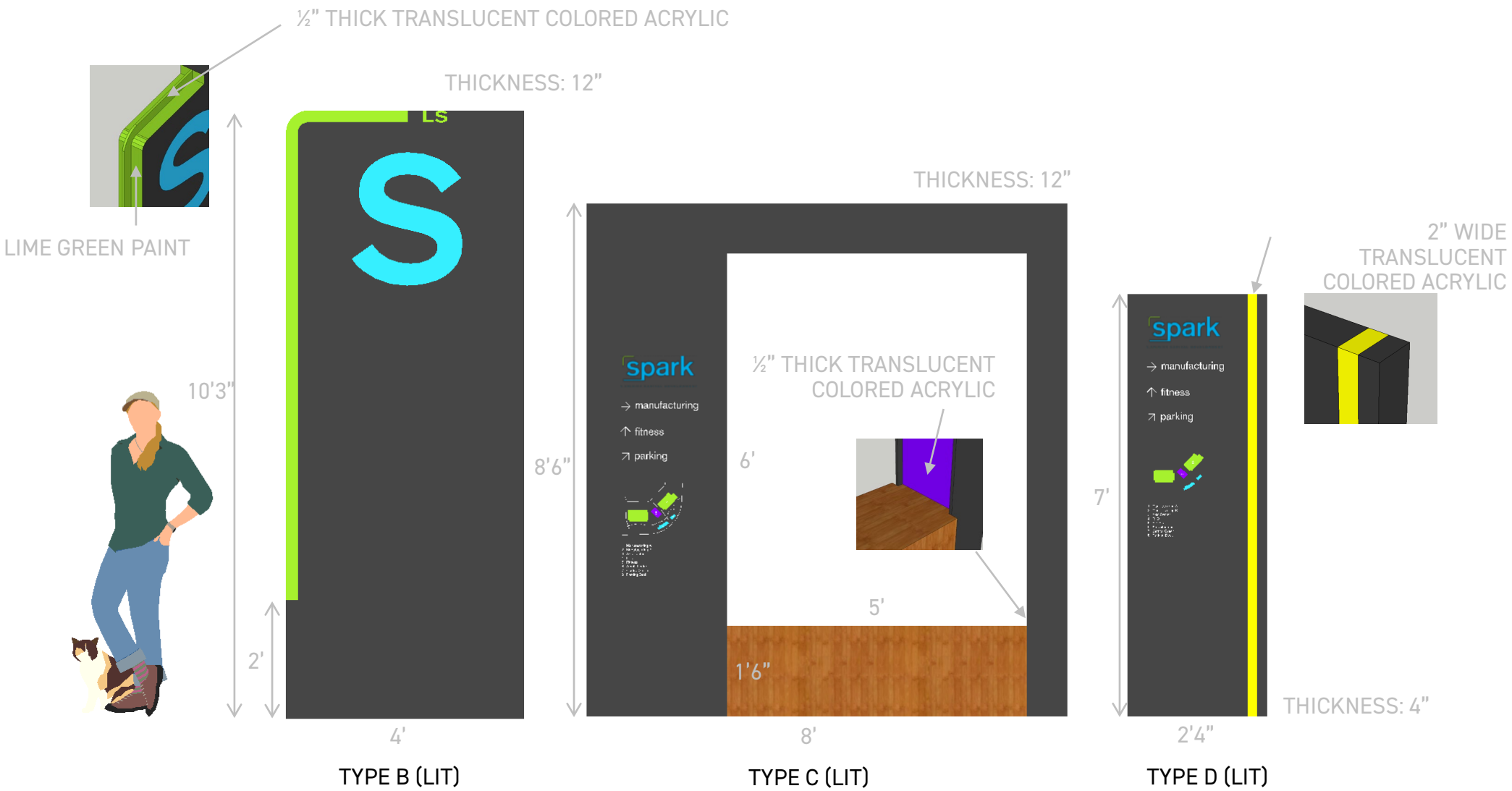
INTERACTIVE WAYFINDING (TYPE C)



INTERACTIVE WAYFINDING (TYPE D)



SIGNAGE DIM (TYPE B + C + D)



BUILDING SIGNAGE (TYPE E)



DAY VIEW



NIGHT VIEW

SECONDARY SIGNAGE (TYPE F)



VEHICLE WAYFINDING (TYPE G)





PEDESTRIAN WAYFINDING (TYPE H)



SIGNAGE DIM (TYPE E + F + G + H)

TYPE E WIDTHS BY BUILDING

4' WIDTH

- Axis (E5)

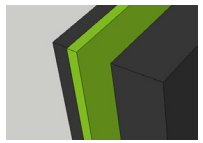
5' WIDTH

- Fitness Center (E3)
- R&D Building (E2)

6' Width

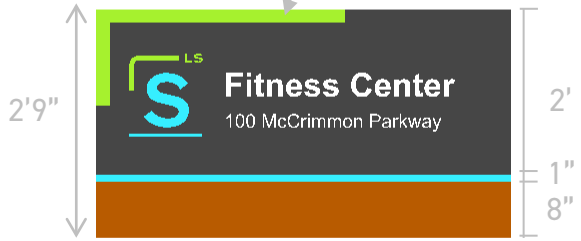
- Biomanufacturing 1 (E1)
- Biomanufacturing 2 (E4)





½" THICK TRANSLUCENT COLORED ACRYLIC

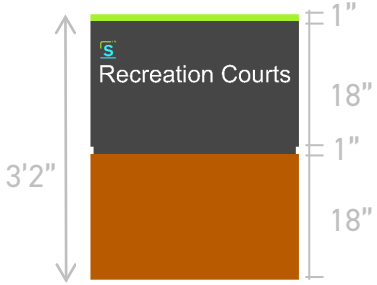
THICKNESS: 6"



4'/5'/6' (REF TO LEFT TABLE)

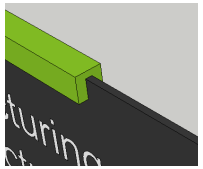
TYPE E (LIT)

THICKNESS: 5"



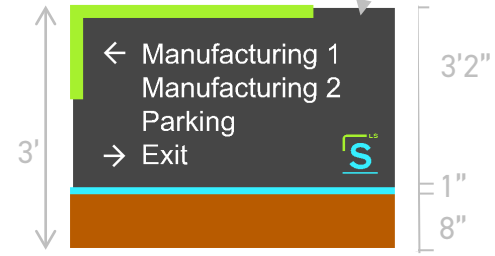
2'6"

TYPE F (NON-LIT)



THICKNESS: 6"

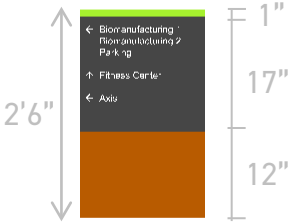
½" THICK METAL PANEL



4'

TYPE G (NON-LIT)

THICKNESS: 4"



1'6"

TYPE H (NON-LIT)

THANK YOU.

Spark
A TRINITY CAPITAL DEVELOPMENT

HANBURY

ADVISORY PARTNERS

BRASFIELD & GORRIE
GENERAL CONTRACTORS

POBLOCKI
SIGN COMPANY LLC

management and water quality standards of this Ordinance, and do not preclude compliance with this Ordinance's more detailed stormwater and water quality standards;

5. The proposed size and arrangement of major open space areas and developed areas are consistent with the general open space and natural resource protection standards in this Ordinance, and do not preclude compliance with this Ordinance's specific open space and natural resource standards;

6. The proposed arrangement of other development elements are consistent with the purposes and intent of the general development standards of this Ordinance, and do not preclude compliance with the Ordinance's more detailed development and design standards; and

7. The proposed types and arrangements of uses, development intensities, and major development elements would allow the development to be compatible with existing and proposed surrounding uses and developments.

(Ord. No. 2014-051, 11/10/2014)

2.5.5. Master Sign Plan

A. Purpose

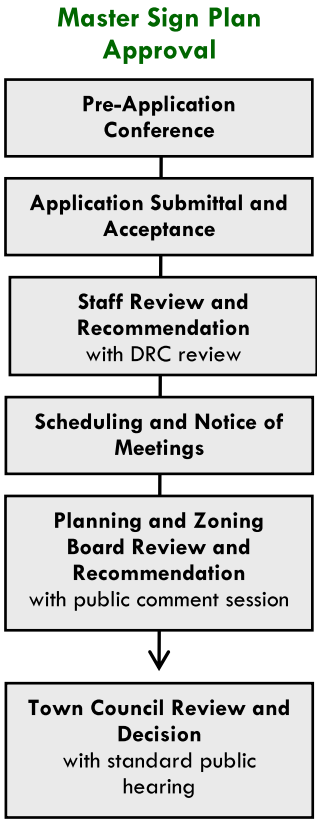
The purpose of this section is to provide an option for larger properties with unique signage needs the ability to submit a Master Sign Plan for review.

1. General

Master Sign Plan Approval is not required for any development, but an applicant may submit an application for Master Sign Plan Approval provided that application meets at least one the of the following qualifications:

a. The application site includes a contiguous area of at least 25 acres;

b. The application proposes development containing at least 400,000 square feet of total gross floor area.



2. Relationship to Other Applications

a. An application for Master Sign Plan Approval may be submitted and reviewed concurrently with an application for Conditional Rezoning.

B. Master Sign Plan Approval Procedure

The following subsections identify those steps in the standard review procedure (see Section 2.4) applicable to the review of a Master Sign Plan application and note any specific variations of, or additions to, those review steps.

1. Pre-Application Conference

The applicant shall hold a pre-application conference with Town staff in accordance with Section 2.4.2.

2. Application Submittal and Acceptance

The application shall be submitted and accepted, and may be withdrawn, in accordance with Section 2.4.3.

3. Staff Review and Recommendations

The Planning Director shall review the application, allow revisions of the application, and prepare a staff report and recommendations in accordance with Section 2.4.4.

4. Scheduling and Public Notice of Meetings

The application shall be scheduled, and required public notices provided, for Planning and Zoning Board and Town Council meetings in accordance with Section 2.4.5.

5. Planning and Zoning Board Review and Recommendation

The Planning and Zoning Board shall review the application, hold a public comment information and make a recommendation in accordance with Section 2.4.6.

6. Town Council Review and Decision

The Town Council shall review the application, hold a standard public hearing, and decide the application in accordance with Section 2.4.7. The decision shall be one of the following:

a. Approve the application as submitted;

b. Approve the application subject to conditions;

c. Deny the application;

d. Remand the application back to the Planning Director or Planning and Zoning Board for further consideration. (This may require further public notice and additional review fees.)

7. Post-Decision Actions and Limitation

The post-decision actions and limitations in Section 2.4.8 shall apply to the application except as follows:

a. Effect of Approval

Master Sign Plan Approval authorizes the subsequent submittal of sign permit applications in accordance with Section 2.5.12 for review which issuance is necessary to undertake and install signage on an approved Master Plan Sign Plan.

b. Expiration of Approval

Master Sign Plan Approval shall expire if a sign permit application in reliance on the approval is not submitted within 2 years or in accordance with an approved phasing plan.

c. Minor Changes from Master Sign Plan Approval Allowed

Subsequent sign permit applications may incorporate minor changes from the Master Sign Plan Approval, without the need to amend the Master Sign Plan Approval in accordance with Section 2.4.8.D, Modification or Amendment of Approval, where the Planning Director determines the changes:

(A) Continue to comply with this Ordinance;

(B) Are necessary to comply with conditions of approval; or

(C) Are consistent with the Master Sign Plan Approval. Consistency means that changes would not alter the total number, type, or size of signage permitted by the Master Sign Plan, but may include changes to signage design or location that do not alter

the general function, form, intensity, or character of the development, or impact on adjacent properties.

(2) In any case, the following changes from the Master Sign Plan Approval shall constitute a major change requiring amendment of the Master Sign Plan Approval in accordance with Section 2.4.8.D, Modification or Amendment of Approval:

(A) A change in a condition of approval;

(B) An increase in the number of, or a change to, any of the signs in approved plans;

(C) An increase in the square footage of one or more signs; or

(D) A proposed change to the permitted sign types.

C. Master Sign Plan Approval Reviewed Standards

A Master Sign Plan Approval application shall be approved only if the Town Council determines that the proposed plan complies with the applicable standards in the Ordinance to the extent determinable for a Master Sign Plan specifically that:

1. The application complies with the stated purpose of regulations in Section 5.16.1(A) of this Ordinance;

2. The request does not include any prohibited signs as identified in Sections 5.16.2(D), 5.16.2(E), and 5.16.2(F) of this Ordinance.

3. The application does not include any temporary signage. All temporary signage must continue to comply with the provisions in Section 5.16.5 of the Ordinance;

4. The application is consistent with the Comprehensive Plan; and

5. The application does not conflict with any other provisions of this Ordinance or the Code of Ordinances.

2.5.6. Special Use Permit

A. Purpose

A use designated as a Special Use in a particular zoning district is a use that may be appropriate in the district, but because of its nature, extent, and external effects, requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings. Special Use Permits shall be approved upon the presentation of the competent, material, and substantial evidence establishing compliance with the standards identified in subsection D of this section. The applicant must provide written consent to any conditions placed on the approval. The purpose of this section is to establish a mechanism to review Special Uses to ensure they are appropriate as and where proposed.



B. Applicability

1. The procedure and standards in this subsection apply to the review of any proposed development involving a Special Use as designated in the Use Tables in Section 4.2.4, or proposed development for which a Special Use Permit is required by any other provision of this Ordinance.

Morrisville

Live connected. Live well.

2023-435-0

Proposed Master Sign Plan for Spark

Eliot Ward, Planning Manager

December 14, 2023

Request/Project Profile

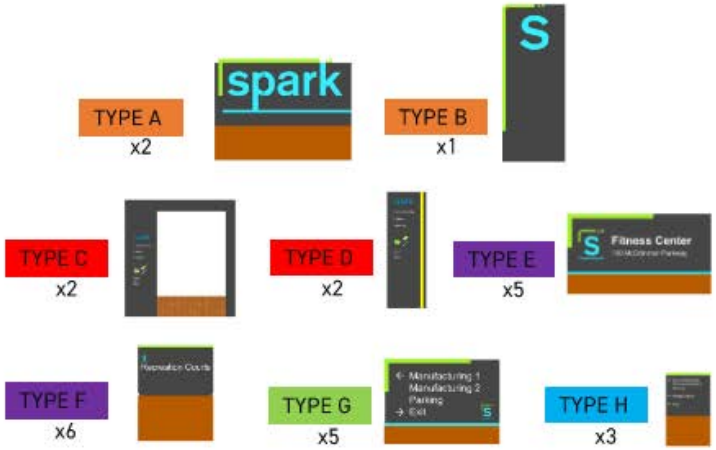
- Master Sign Plan for the Spark development
- Applicant: Trinity Capital Advisors
- PIN 0756-33-0254
- 4877 McCrimmon Parkway
- Site is approximately 37 acres



Morrisville

Proposed Sign Plan

- Proposed sign type quantities for Spark Phase I

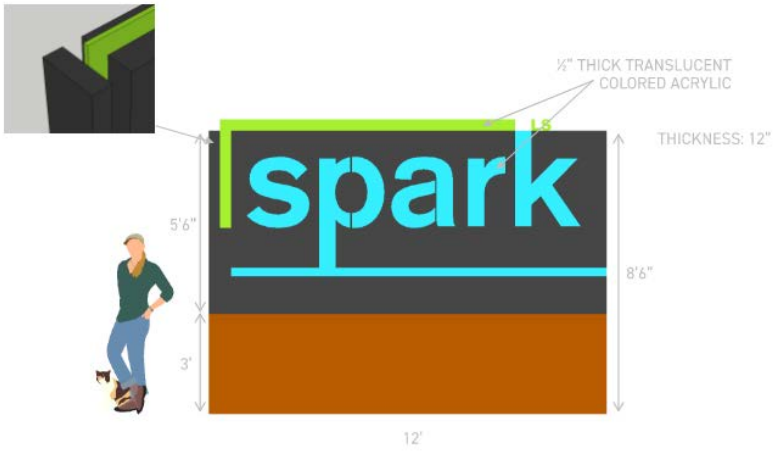




Morrisville

Proposed Sign Plan, Continued

- Type A Ground Signs
  - UDO Table 5.16.4 permits a maximum sign face area of 32 sf
  - Applicant is requesting 2 monument Type A ground signs with sign face areas of approximately 66 sf

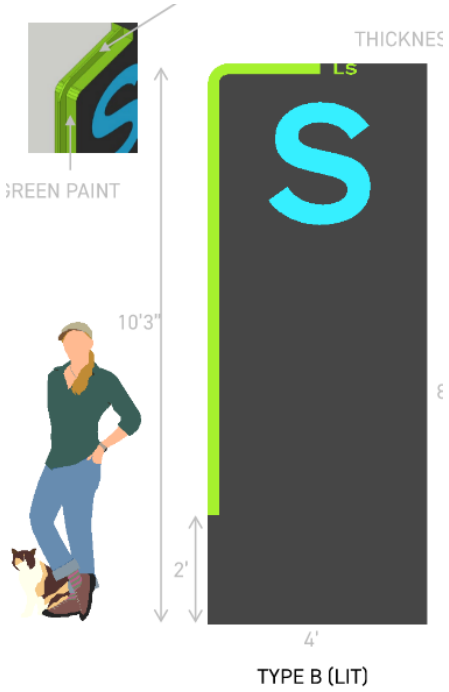




Morrisville

Proposed Sign Plan, Continued

- Type B Ground Sign
  - UDO Table 5.16.4 permits a maximum sign face area of 16 sf and a maximum height of 7 feet
  - Applicant is requesting 1 Type B ground sign with a sign face area of approximately 41 sf and a height of 10’3”

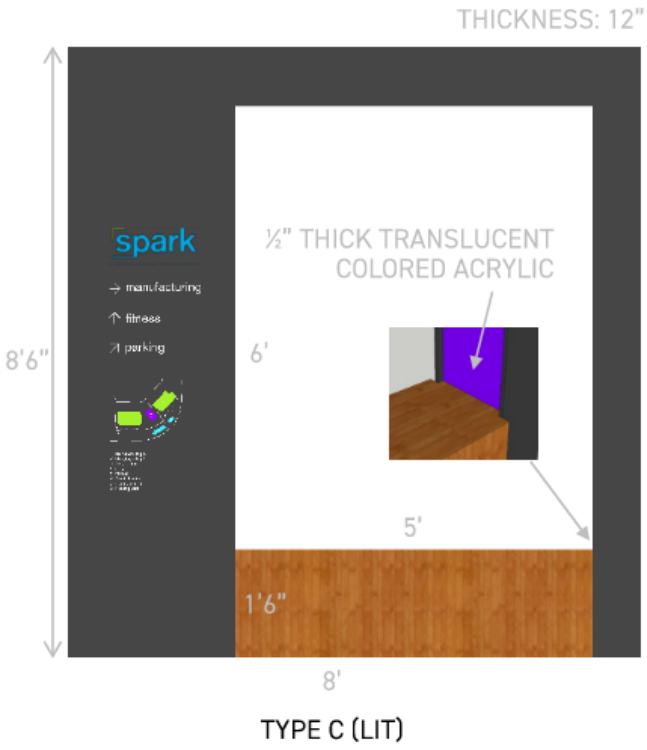




Morrisville

Proposed Sign Plan, Continued

- Type C Ground Signs
  - Applicant is currently requesting 2 Type C wayfinding signs, each of which would have approximately 38 sf of sign face



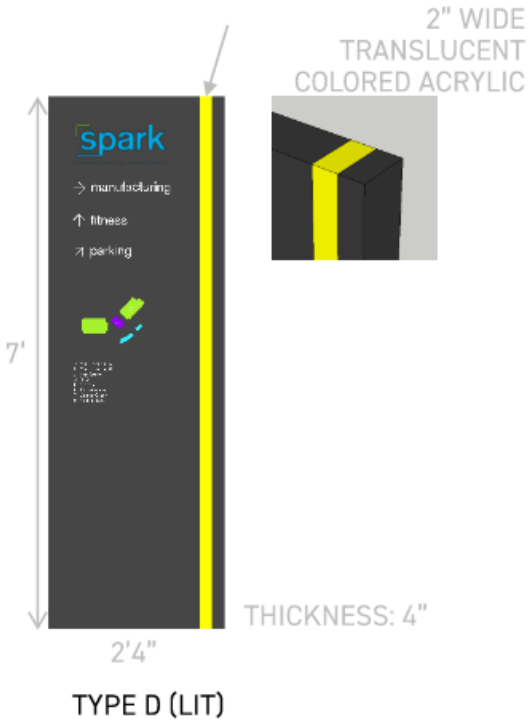
TYPE C (LIT)



Morrisville

Proposed Sign Plan, Continued

- Type D Ground Signs
  - Applicant is currently requesting 2 Type D wayfinding signs, each of which would have approximately 16 sf of sign face

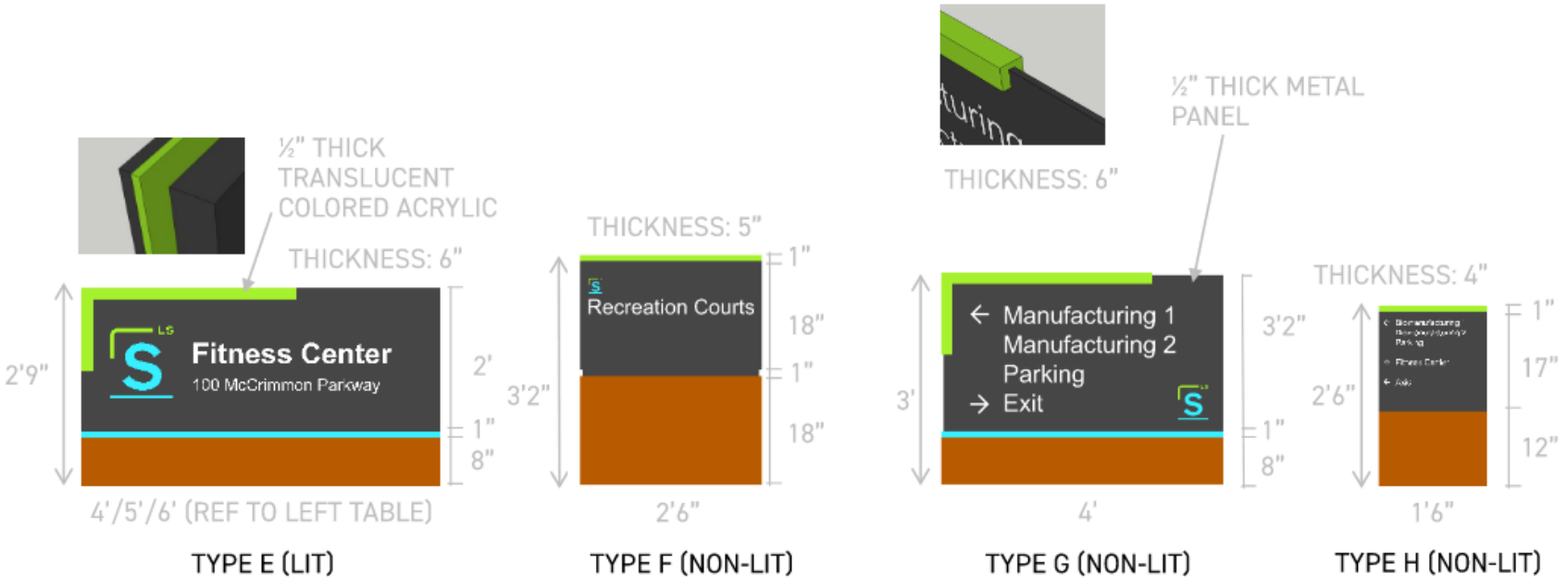




Morrisville

Proposed Sign Plan, Continued

- Types E, F, G, & H Ground Signs
  - Applicant is currently requesting 5 Type E building signs, 6 Type F secondary signs, 5 Type G vehicular wayfinding signs, and 3 Type H pedestrian wayfinding signs



Morrisville

Proposed Sign Plan, Notes

Applicant provided the following notes with the Master Sign Plan application:

1. The Master Sign Plan submitted in this document meets the signage needs for the Spark LS Campus today, however, as the campus grows and future buildings are built, additional signage will be needed. As future signage is needed, the owner will work with town staff to amend the sign plan through the minor modification process.
    - Type A – 1 per primary campus entrance
    - Type B – 1 per secondary campus entrance
    - Type C – 1 per major gathering space
    - Type D – 1 per major pedestrian decision point
    - Type E – 1 per building; exception BMF buildings may have 2 signs in case of a second tenant
    - Type F – 1 per campus amenity such as a dog park or bocce court
    - Type G – 1 per loading dock, 1 per major vehicular decision point
    - Type H – 2 per parking deck, 1 at each pedestrian exit

Proposed Sign Plan Notes, Cont.

2. Dimensions of each sign type will not exceed what is shown in this document.

3. The final location of sign types may differ from the exact locations shown in this document based on existing building or site constraints. Location changes shall not increase quantity as set forth by the guidelines above. Any changes to approved sign locations will be done through the minor modification process.

4. No ground signs placed at intersections will disrupt sight distance triangles.

5. The color temperature used for LED lighting integral to all of the signs indicated as lit will be 6500k. There is no color changing, intensity changing, or flashing.

6. All wall signs will adhere to Section 5.16 of the Morrisville UDO.

Staff Recommendation

Staff recommends approval of the Master Sign Plan application for the following reasons:

1. The application complies with the stated purpose of regulations in UDO Section 5.16.1(A);

2. The request does not include any prohibited signs as identified in UDO Sections 5.16.2(D), 5.16.2(E), and 5.16.2(F);

3. The application does not include any temporary signage;

4. The application is consistent with the Comprehensive Plan; and

5. The application does not conflict with any other provisions of the UDO or Morrisville Code of Ordinances.

Action Item

Ordinance 2023-453-0 of the Morrisville Town Council Approving a Master Sign Plan for the Spark Development Located at 4877 McCrimmon Parkway (MSP-23-0003)

Planning and Zoning Board Agenda Item Report

Agenda Item No. 9.a
Submitted by: Brooke Dodson
Submitting Department Planning
Meeting Date: December 14, 2023

SUBJECT
November 2023 Planning Newsletter

Recommendation:
None

Updates/History of Briefing:
None

Executive Summary and Background Information:
None

Advisory Board/Committee Review:
Planning and Zoning Board

Insert Date of Advisory Board/Committee Review:
2023-12-14

Advisory Board/Committee Recommendation and/or Vote:
None

Potential Options:
None

Staff Recommendation:
None

ATTACHMENTS
- November 2023 Planning Newsletter.pdf

BUILDING MORRISVILLE

NOVEMBER 2023 ACTIVITIES

a monthly newsletter highlighting development around town

New Development Applications

Site Plan/Development Combo

- Loomis Building, 30,400 sf of proposed commercial recreational space located in Wake Competition Center.
- Hindu Society of North Carolina requests to rezone several properties along Aviation Parkway to the Office/Institutional zoning district to support the expansion of the existing HSNC campus.

Town Council Approvals

Town Council Approvals

- None

Administrative Approvals

Site and Construction Plans

- None

Other News

Other News

- Staff met with Habitat for Humanity to discuss a potential affordable housing partnership on Town-owned properties located at 101-105 Church Street. Habitat for Humanity has indicated interest in such a partnership. Staff is in the midst of scheduling meetings with the Habitat for Humanity design team to further flesh out potential development concepts, discuss how the zoning might be modified on-site and ultimately assist in determining if the partnership would be viable for both parties. Staff is continuing to work on this project and is anticipating an additional update for Town Council in February.
- CAMPO and Durham-Chapel Hill-Carrboro MPO are beginning to develop the next long-range metropolitan transportation plan, Destination 2055. A public survey is open until January 10th to gather feedback to inform goals and objectives.
- A study of the Church Street corridor by Kimley-Horn and Associates is underway. The project aims to conduct a traffic analysis to assess the impact of the TOD West and TOD South projects stretching from Morrisville-Carpenter Road to Weaver Forest Way. Staff anticipate study results in Spring 2024.
- Phase 1 of public engagement for the Morrisville Parkway Comprehensive Access Management Study took place from October to November. Over 160 survey responses were received. The project's technical steering committee will met on December 5th to discuss the feedback and recommendations. Phase 2 of public engagement is expected to begin in January 2024.
- Public engagement for the Stirrup Iron Creek/Mills Spring Greenway commenced with in-person tabling at the Town's tree lighting on Dec. 2. An online survey will be available from Dec. 1 thru Jan. 8. Additional refinement of the greenway alignment is expected following public outreach and additional stakeholder engagement.