



FOUNDRY  
COMMERCIAL

3624 TRYON ROAD

RALEIGH, NORTH CAROLINA

LAND FOR SALE

±9.12 ACRES

# 3624 TRYON ROAD

## LAND FOR SALE



### PROPERTY FEATURES

- Located in Wake County on Tryon Road, in close proximity to I-40 and Downtown Raleigh
- ±200' Frontage on Tryon Road
- Zoning conditions allow for 75 townhomes

### SITE FEATURES

LAND SIZE	±9.12 Acres
ZONING	±6.17 Acres CUD R-10: Residential-10 District ±2.95 Acres CUD CM: Conservation Management Zoning in place indefinitely
LIST PRICE	\$1,200,000
TIMING	Available immediately
UTILITIES	Water Available & Sewer ±250' East of Property
PIN NUMBERS	0782975817 / 0782988263

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,943	63,373	166,896
PROJECTED POPULATION	10,297	71,745	189,908
EST. HOUSEHOLD INCOME	\$45,708	\$53,742	\$69,998

### TRAFFIC COUNTS

TRYON ROAD	25,000 VPD
GORMAN STREET	24,000 VPD

For more information, please contact:

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### CONCEPTUAL SITE PLAN

Site plan conceptually drawn for 55 townhomes.



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### ZONING: R-10

#### R-10: RESIDENTIAL-10 DISTRICT

All Residential-6 uses; single-family dwellings (5,000 SF minimum lot size), duplex; multi-family dwellings, townhouses, condominiums or group housing - maximum ten dwelling units per acre; rooming house, boarding house, or tourist home (Board of Adjustment); club for civic purposes (Board of Adjustment).

**DENSITY:** Ten dwelling units per acre (§10-2073)

#### MINIMUM LOT REQUIREMENTS: (§10-3032)

- Area: 5,000 square feet
- Lot width: 45 feet
- Corner lot width: 60 feet
- Lot depth: 70 feet

#### MINIMUM SETBACK REQUIREMENTS: (§10-2075)

- Front Yard: 20 feet\*
- Side Yard: Five feet (aggregate side yards: 15 feet)
- Corner Lot Side Yard: 20 feet\*
- Rear Yard: 20 feet
- \*Ten feet for lots fronting on residential streets platted after 3/3/89.

**MAXIMUM HEIGHT:** 40 feet at the minimum setback line, plus one foot of additional height for every one foot of additional setback (§10-2076)

**ALLOWABLE GROUND SIGN (FREESTANDING SIGN):** Tract ID Sign (§10-2083)

#### COMMON USES: (§10-2071)

- Single-family detached residences on individual lots
- Apartments, Townhomes
- Residential institutions (church, school, day care, fire station)
- Civic Clubs

#### OTHER ALLOWABLE USES: (§10-2071)

- Cluster Unit Development (For tracts greater than ten acres in size, minimum lot size may be reduced by 40%, multi-family housing is permitted and setbacks reduced in exchange for setting aside permanent open space elsewhere on the site. However, overall density may not be increased)
- Condominiums
- Congregate Care Facilities and Rest Homes (elder care housing)
- Governmental Park
- Governmental Water and Sewage Treatment Plant
- Utility Services and Substation
- Cemetery
- Supportive Housing Residence (Americans with Disabilities Act)

#### ALLOWABLE USES REQUIRING A SPECIAL USE PERMIT: (§§10-2144 & 10-2145)

- Rooming house, bed & breakfast inn, day care/special care facility (child or adult), private schools, private golf course, outdoor theater with more than 250 seats, telecommunication tower.

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## LAND FOR SALE

### ZONING: CM

#### CM: CONSERVATION MANAGEMENT DISTRICT (RESOURCE MANAGEMENT DISTRICT)

Restricted agriculture uses (tree and vine crops), fish hatcheries; public parks, recreational uses related to residential development; private recreational camps not operated for profit, cemeteries; watersheds, wells, water reservoirs, water control structures. This district may carry a residential density which can be transferred to contiguous residentially zoned property under the same ownership when a site plan is approved.

**DENSITY:** The maximum residential density per net acre is equal to the per net acre residential density of the contiguous residentially zoned property that is under the same ownership. All residential units must be located outside the Conservation Management District (§10-2073)

#### MINIMUM LOT REQUIREMENT: (§10-3032)

- No minimum

#### MINIMUM SETBACK REQUIREMENTS: (§10-2075)

- Front Yard: 50-foot natural protective yard
- Side Yard: 50-foot natural protective yard
- Corner Lot Side Yard: 50-foot natural protective yard
- Rear Yard: 50-foot natural protective yard

**MAXIMUM HEIGHT:** 40 feet at the minimum setback line, plus one foot of additional height for every one foot of additional setback (§10-2076)

#### ALLOWABLE GROUND SIGN (FREESTANDING SIGN)

- Tract ID Sign (§10-2083)

#### COMMON USES: (§10-2071)

- Natural areas considered environmentally sensitive (floodplains, slopes in excess of 15%)
- Undisturbed buffers between incompatible land uses

#### OTHER ALLOWABLE USES: (§10-2071)

- Agriculture not requiring intense cultivation
- Governmental Park
- Reservoir and water control structures
- Utility Services and Substation

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## LAND FOR SALE

### ZONING REPORT: Z-28-07

ORDINANCE 305ZC610  
EFFECTIVE 10-2-07

Z-28-07 – Tryon Road, located on the north side of Tryon Road, east of its intersection with Gorman Street, being Wake County PIN's 0782988263, and 0782975817. Approximately 9.12 acres rezoned to Residential-10 Conditional Use and Conservation Management Conditional Use with Special Highway Overlay District-1.

### CONDITIONS: 09/17/07

- (a) Uses on the rezoned Property shall be limited to single-family homes, townhouse developments and any accessory uses allowed in R-10 districts, under Section 10- 2071 of the City Code;
- (b) Residential development shall not exceed a maximum of seventy-five (75) dwelling units;
- (c) Buildings constructed on the rezoned Property after the adoption of this rezoning shall not exceed thirty-two foot (32') in height, determined in accordance with City Code Section 10-2076.
- (d) Access to Tryon Road shall be limited to a maximum of one access point.
- (e) No structure shall be constructed within the CM-CUD zoned portion of the rezoned Property, save and except for stormwater control structures and accessory structures thereto and utility services and accessory structures thereto, as may be allowed by the City Code
- (f) No part of the CM-CUD-zoned portion of the rezoned Property shall be used for parking.
- (g) The maximum number of bedrooms in each dwelling shall be limited to three (3).
- (h) The exterior of each dwelling unit constructed on the rezoned Property shall include a mix of materials and architectural features, including at least four (4) of the following materials or features: lap siding, shingle siding, brick, stone, masonry, pitched roofs with a minimum pitch of 6:12, decorative window shutters, decorative columns (which shall either be one (1) round with a minimum diameter of a six (6) inches or two (2) square or rectangular with a minimum dimension of six (6) inches), gables, or metal roofs. Ordinance 305ZC610 Effective 10-2-07
- (i) The following conditions shall apply to all attached dwelling units constructed after the adoption of this rezoning ordinance:
  - (i) At least one parking space shall be provided for each bedroom contained in all dwelling units on the rezoned Property.
  - (ii) At least fifty percent (50%) of the buildings shall contain at least twenty percent (20%) (exclusive of doors, windows and trim) brick or stone on the front facade, provided that foundation bricks shall not be included in determining whether the 20% requirement has been satisfied.
  - (iii) Building elevations shall provide articulation in the footprint or the addition of projecting bays; no portion of the front façade of the building elevation shall extend more than thirty-linear feet (36') without a projection forward or

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backward from the principal wall of at east two feet (2').

- (iv) No single building shall include more than five (5) dwelling units.
- (v) Each dwelling unit shall contain a minimum of 1,300 square feet, Floor Area Gross
- (vi) Mechanical equipment shall be screened from view from adjoining public street rights-of-way and lots adjoining the rezoned Property by plantings or by screening constructed of materials comparable in terms of texture, color and quality to those used in the principal buildings. Screening shall form a continuous enclosure around such mechanical equipment at least one foot (1') taller than the equipment being screened, provided the such enclosure(s) may be entered, opened or crossed temporarily to provide access to such equipment.
- (vii) Exterior maintenance of attached dwelling units upon the rezoned Property shall be performed by a homeowners' association.
- (viii) In the initial sale of dwelling units on the rezoned Property, (i) no more than one (1) dwelling unit on Ordinance 305ZC610 Effective 10-2-07 the rezoned Property shall be conveyed to any individual or entity, and (ii) no dwelling unit on the rezoned Property shall be conveyed to an owner of another dwelling unit on the rezoned Property.
- (ix) After the Initial sale of dwelling units constructed on

the rezoned Property, such units shall not be offered for sale or rental in any coordinated, centralized manner. The provisions of this condition I (ix) and the foregoing condition I(viii) shall be included in a Declaration of Covenants, Conditions, and Restrictions recorded with respect to the rezoned Property prior to the sale of any dwelling units on the rezoned Property.

- (x) A Declaration of Covenants, Conditions and Restrictions recorded with respect to the rezoned Property shall provide that all garbage disposal containers used by an individual dwelling unit shall be stored in a closed storage unit or otherwise screened from view of properties adjoining the rezoned Property and public street rights-of-way by a fence or vegetation of a height which is in excess of the height of the garbage disposal container.
- (xi) At least fifty percent of all dwelling units shall include porches or covered entry areas containing at least twenty (20) square feet.
- (j) Prior to development, a right of cross access will be provided to the Sandra and James Radford property (PIN no. 0782978402, Deed Book 9637, Page 830);

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