

The Park at Garner Station

REZONING CASE CZ-PD-22-04

TOWN OF GARNER



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Site and Surrounding Area

- ▶ 0 E Garner Road
- ▶ 8 parcels
- ▶ 97 acres

- ▶ Zoned
 - ▶ MF-A (6 parcels)
 - ▶ R4 (1 parcel)
 - ▶ RA (1 parcel)




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Garner CLUE Update Character Typology Map*

*From November Public Hearing Draft

- Neighborhood
 - Multiple housing types including apartments and townhomes
 - Ancillary Commercial included
- Mixed Use Area
 - Supports the broader economic, entertainment, and housing needs of Garner
 - Multiple housing types including apartments and townhomes
 - Pedestrian and bicycle connectivity among uses
- Current FLUM designation is Medium Density Residential



Legend

- Open Space (see pages 46-47) (Floodplains)
- Open Space (see pages 46-47) (Natural Areas, Parks, or Recreation Centers)
- Rural Living (see pages 48-49) (Homes, Hobby Farms, or Small and Informal Commercial Nodes)
- Neighborhoods (see pages 50-51) (Single-Family Detached Home, Townhome, Duplex, Triplex, Quadplex, Apartment, or Condominium Community, Sometimes Mixed in the Same Neighborhood and Formal Supporting Commercial Nodes)
- Retail Areas (see pages 52-53) (Neighborhood-, Community-, or Regional-Scale Shopping Center and Restaurants)
- Employment Areas (see pages 54-55) (Office, Industrial, or Institutional)
- Mixed-Use Areas (see pages 56-57) (Vary in Size, Scale, Development Intensity, and Mix of Uses)


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Garner CLUE Update Development Change and Intensity Map*

*From November Public Hearing Draft

- Level Four A, Area to Transform
 - New energized activity areas
 - Mix of Uses
 - 3-5 stories



Legend

- Level One: Areas to Preserve
- Level Two: Areas to Strengthen
- Level Three: Areas to Enhance
- Level Four, A: Areas to Transform (Low-Rise)
- Level Four, B: Areas to Transform (Mid-Rise)
- Level Four, C: Areas to Transform (High-Rise)

← Less Change, Lower Intensity
→ More Change, Greater Intensity

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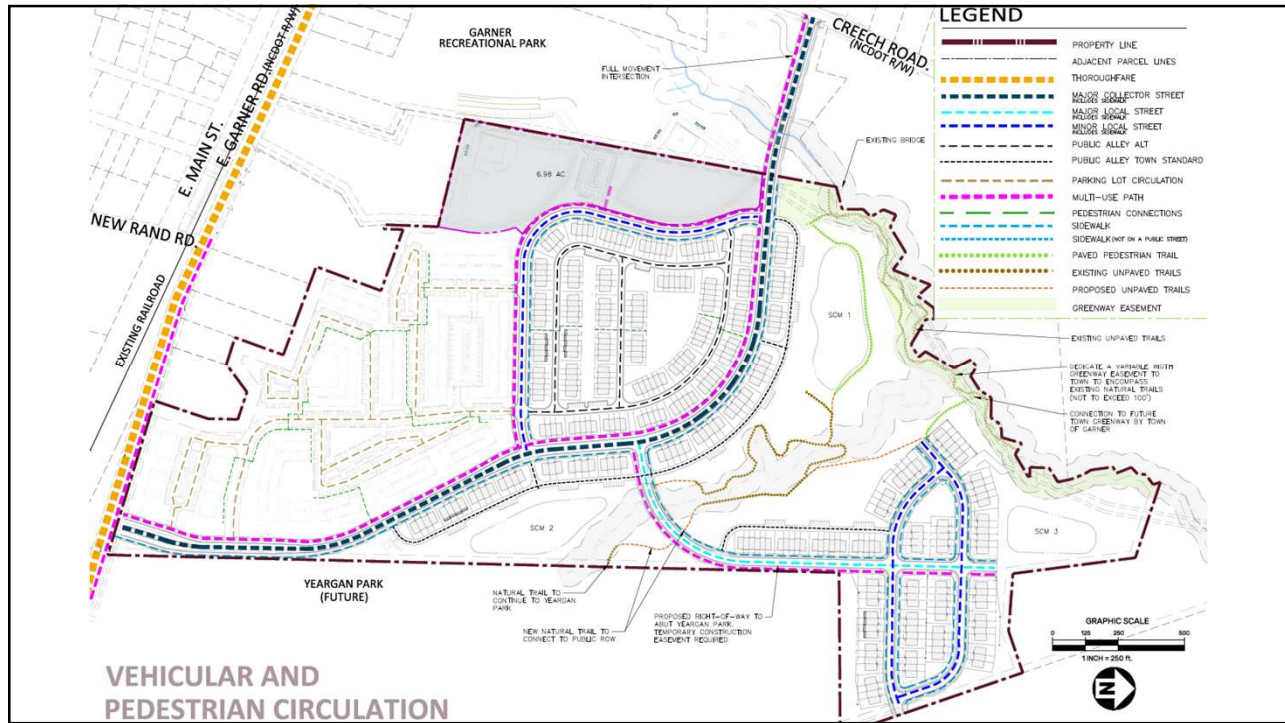


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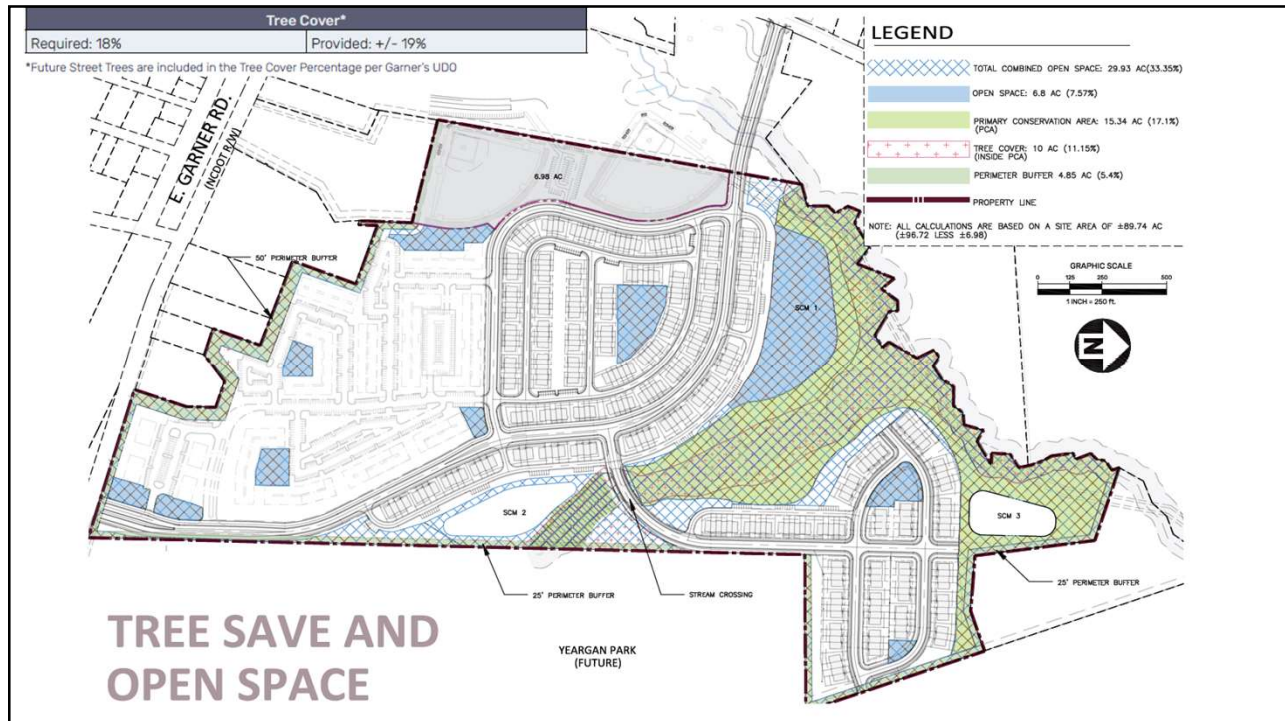
Garner Recreational Park Expansion

- Dedication of 6.98 acres
- Engineered and graded by developer
- Future Park and baseball field use

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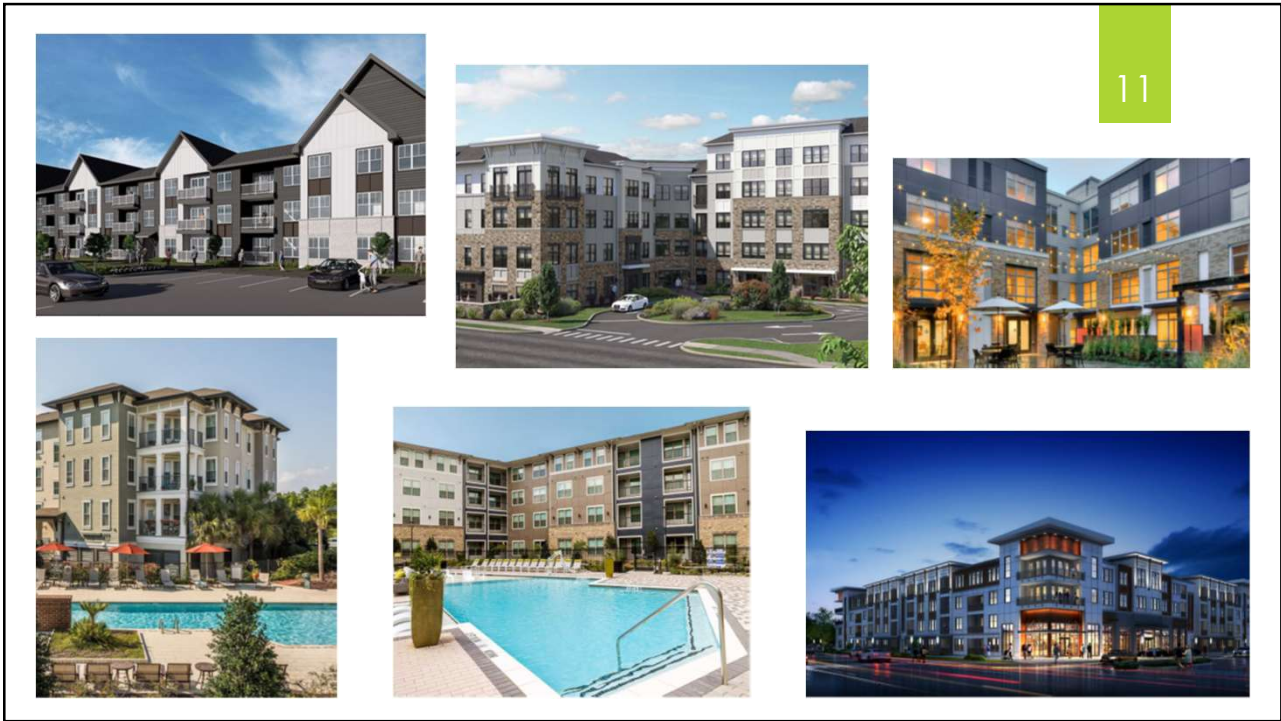


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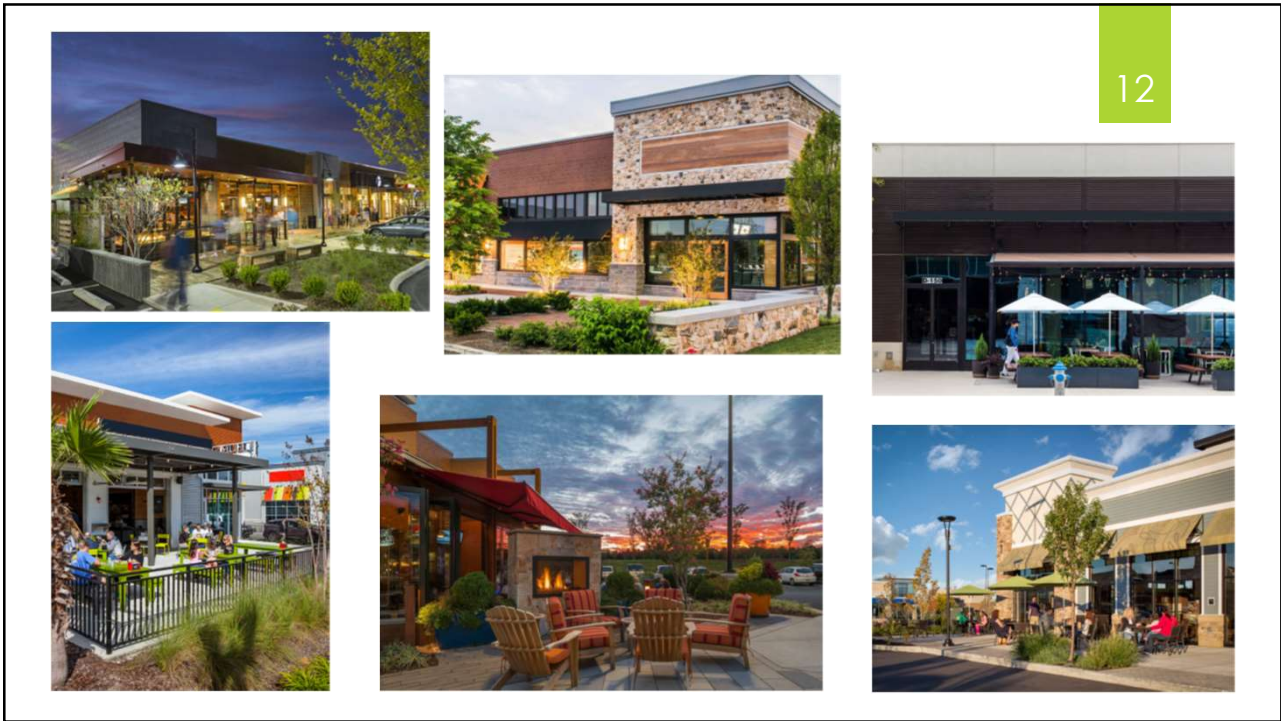
Project Commitments
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- 28 Zoning Conditions**
- Narrowed Permitted Use Table
- Architectural commitments for each use
- Site Plan commitments for each use (EV charging, amenities, and others)
- Buffering, light restrictions, and other neighbor focused commitments
- Multi-use path construction and greenway easements
- Transportation improvement conditions mirroring TIA

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TIA Improvements

East Garner Road and New Rand Road

- Extend the westbound left-turn lane to at least 350 feet of storage (300 foot extension) and appropriate deceleration and taper length.
- Provide an eastbound right-turn lane with at least 100 feet of storage and appropriate deceleration and taper length.
- Install Traffic Signal once approved by NCDOT.
- *Note: a three lane section will extend from the Property to New Rand Road*

East Garner Road and Jones Sausage Road

- Provide an eastbound right-turn lane with at least 200 feet of storage and appropriate deceleration and taper length.

East Garner Road and Site Access 1

- Construct the southbound approach with one ingress lane and two egress lanes striped as one left-turn lane and one right-turn lane.
- Provide stop-control for the southbound approach.
- Provide an eastbound right-turn lane with at least 50 feet of storage and appropriate deceleration and taper length.
- Provide a westbound left-turn lane with at least 50 feet of storage and appropriate deceleration and taper length.

Creech Road and Site Access 3

- Construct the westbound approach with one ingress lane and one egress lane.
- Provide stop-control for the westbound approach.
- Provide a southbound left-turn lane with at least 50 feet of storage and appropriate deceleration and taper length.

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New Rand Road / E Garner Road Improvements

- ▶ Expand Westbound turn lane
- ▶ Add eastbound turn lane
- ▶ Add three Way Traffic Signal
- ▶ Add Pedestrian crossing of Railroad Tracks
- ▶ Substantially improve performance compared to existing conditions
- ▶ Developer funded improvements of \$1,900,000

NO-BUILD UNSIGNALIZED QUEUE

3-LEGGED BUILD SIGNALIZED QUEUE

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Creech Road connection

NOTES:
 ALL DIMENSIONS ARE TO THE EDGE OF TRAVEL UNLESS OTHERWISE NOTED.
 ALL RISES ARE 2" UNLESS OTHERWISE NOTED.
 MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES WITHIN THE PROJECT LIMITS.
 CONTRACTOR TO RELOCATE AS NECESSARY.

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The Park at Garner Station

DEVELOPMENT AGREEMENT

TOWN OF GARNER



GANDER
DEVELOPMENT

A PARTNER IN COMMUNITY BUILDING

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PURPOSE AND SCOPE

- ▶ Assures orderly and efficient development of the site and public infrastructure improvements
- ▶ Addresses park land swap process and coordination
- ▶ Addresses temporary construction easements and town support for infrastructure improvements
- ▶ Addresses dedication and grading of Garner Recreational Park Expansion
- ▶ Provides fee credit in return for developer funded improvements

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DEVELOPER OBLIGATIONS

- ▶ **Transportation**
 - ▶ Construct Major Collector per Garner Transportation Plan connecting E Garner Rd to Creech Rd
 - ▶ Construct TIA required Transportation Improvements
- ▶ **Parks and Recreation**
 - ▶ Construct multi-use path across site for future connection between Garner Recreational Park and Yeargan Park
 - ▶ Construct a new driveway in Garner Recreational Park to connect the tennis courts to the new Major Collector
 - ▶ Dedicate land for Garner Recreational Park land swap/expansion
 - ▶ Survey Recreational Land and perform environmental delineations
 - ▶ Engage design professionals for Recreational Land work
 - ▶ Clear grade and stabilize Recreational Land
 - ▶ Pay all costs associated with National Park Service approval
 - ▶ Filing fees, environmental assessments, surveys, appraisals, site plans, plats, recording fees, deeds, easements
- ▶ **Utilities**
 - ▶ Extend sanitary sewer easement and sewer line to Yeargan Park northern property line, providing ~\$1M savings to Town

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TOWN OBLIGATIONS

- ▶ **Transportation**
 - ▶ Convey easements over Town owned property necessary for completion of Traffic Improvements
 - ▶ Dedicate land necessary for completion of Major Collector through Garner Recreational Park
 - ▶ Institute condemnation for any ROW or easements on private property that developer cannot obtain
- ▶ **Parks and Recreation**
 - ▶ Coordinate with developer on grading plans for Recreation Land
 - ▶ Apply for National Park Service Approval for land swap
 - ▶ Credit for Fee in Lieu of Park Land Dedication

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CREDIT FOR FEE IN LIEU OF PARK LAND DEDICATION

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- ▶ July 2023: Project redesigned to include recreational fields
 - ▶ Multiple options studied and vetted with Town
 - ▶ Months long process to complete redesign
- ▶ Impact to Project
 - ▶ Development of townhomes is more compact; creating engineering challenges with site design and grading
 - ▶ 2 Stormwater ponds enlarged and retaining walls added to accommodate Town Property and loss of 3rd stormwater pond

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CREDIT FOR FEE IN LIEU OF PARK LAND DEDICATION

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- ▶ Gander costs for Parks and Recreation Improvements
 - ▶ Value of dedicated land (subject to future appraisal)
 - ▶ Design and consulting fees for grading and improvements
 - ▶ Grading and construction costs for improvements
 - ▶ Extension of utilities to Garner Recreational Park
 - ▶ Costs to modify and enlarge stormwater facilities
- ▶ Town Savings
 - ▶ Efficiency gained by grading as part of Gander Project
 - ▶ Stormwater retention handled in Gander project
 - ▶ Rezoning handled by Gander
 - ▶ Utilities stubbed to park property

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Public Benefits

- ▶ Garner Recreational Park Expansion
 - ▶ Capitalizes on existing park infrastructure and expands services for citizens
- ▶ Major Transportation Improvements
 - ▶ New Rand Road / E Garner Road signalization and pedestrian crossing
 - ▶ Extension of major collector through site
 - ▶ East Garner Road Frontage Improvements
 - ▶ Pedestrian improvements throughout site and frontage
 - ▶ Multi-use path extension to New Rand Road
- ▶ Extension of Sewer to Yeargan Park (~\$1M savings to Town)
- ▶ Implementation of CLUE update to Comprehensive Plan
- ▶ Residential and Commercial support for downtown Garner

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Project Timeline

First neighborhood meeting	Second Submittal	Fourth Submittal	Fifth Submittal	Second Neighborhood Meeting
1 June 2022	20 Jan. 2023	8 June 2023	12 Sep. 2023	9 Oct. 2023
3 June 2022	28 Apr. 2023	27 June 2023	4 Oct. 2023	21 Nov. 2023
First Submittal	Third Submittal	Development Agreement Authorized	Sixth Submittal	Town Council Public Hearing

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