

PETITION FOR REZONING

CZ-MP-22-13

Creech Road Apartments

February 20, 2024



OCS DEVELOPMENT GROUP

- Real estate owner and developer
- Over \$300 million in real estate completed and in development
- Principals each have 30+ years experience in construction and development
- Active in markets including New York, Massachusetts, and North Carolina
- Most recent NC project: The Stitch, Morrisville



PROPOSED DEVELOPMENT

- Project Name: Creech Road Apartments
- Location : 1306 Creech Road
- Acreage: 42 acres
- Current Zoning: Rural Agriculture (RA)
- Proposed Zoning: Multifamily/Commercial Mixed Use (MF-B/CMX)



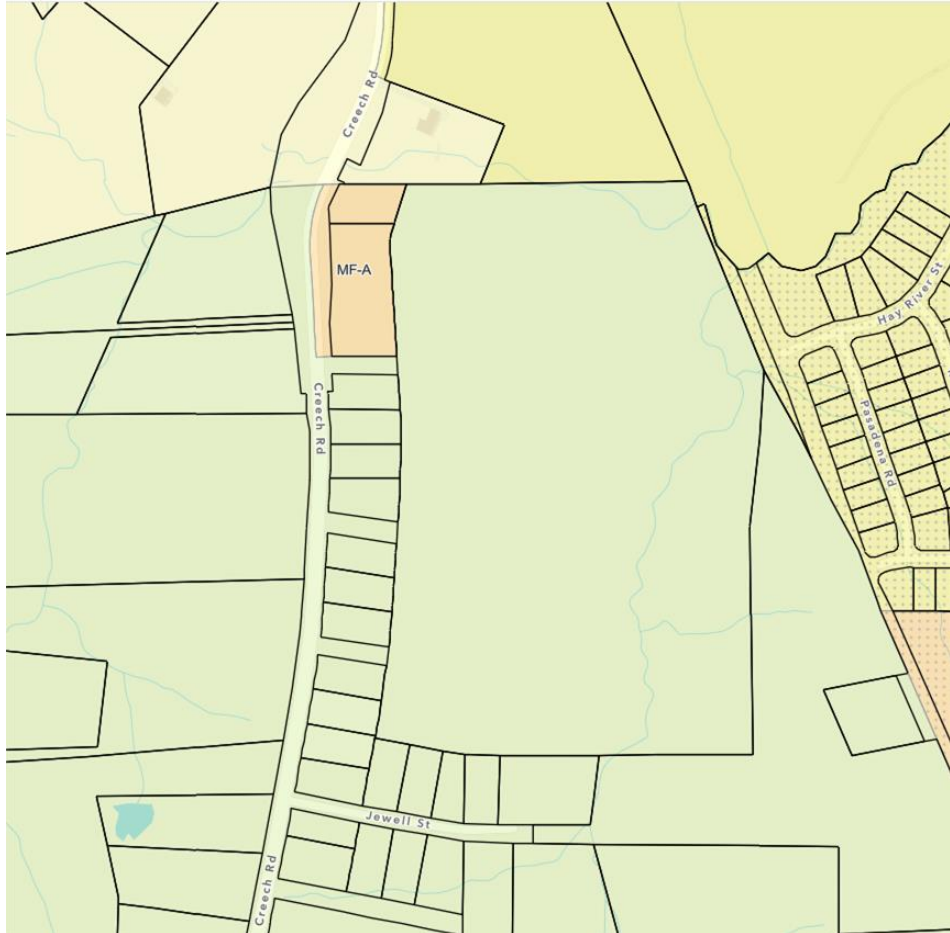
SUBJECT PROPERTY



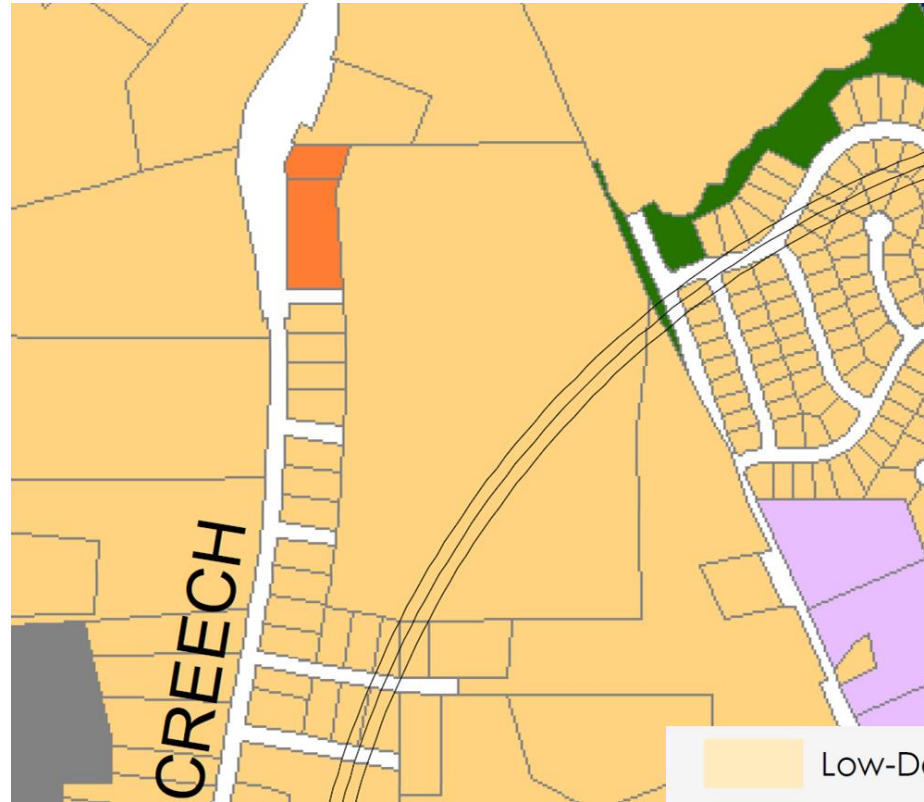
EXISTING CONDITIONS



CURRENT ZONING



FUTURE LAND USE



CURRENT VS. PROPOSED ZONING

Current Entitlement

- Approx 18 lots
- \$4,500,000.00 total value
- \$28,215.00 tax revenue
- 1500 linear feet new road

Rezoning

- 312 apartments and townhouses
- 5,000 sf medical office
- Approx \$80,000,000.00 total value
- \$501,600.00 tax revenue
- No new public roads

COMPREHENSIVE PLAN POLICIES

- New neighborhoods are required to provide different home types on different lot sizes that vary enough to provide a range of home choices in the same neighborhood.
- New neighborhoods should also include a comprehensive and connected network of open space throughout the site.
- Development should be organized around a public square or common green that serves as a central gathering place.
- Portions of the town-wide green infrastructure network should be preserved (or constructed) by developers if-when-where it crosses private property.
- A comprehensive and connected system of green space should be integrated into the built environment as 1) a deliberate effort to protect natural areas, and 2) as amenity accessible to citizen to enjoy the outdoors.



PROPERTY USE	PERMITTED	PROHIBITED
SMALL FAMILY (INCLUDING APARTMENTS)	Y	N
OFFICE	N	Y
MEDICAL OFFICE	N	Y
PERSONAL OR PROFESSIONAL SERVICES	N	Y
OTHER OFFICE USES	N	Y

2. THE MULTI-FAMILY APARTMENTS WILL INCLUDE THE FOLLOWING AMENITIES:
- A) CLUB-HOUSE WITH HEALTH CLUB, MAIL ROOM, TOTALING A MINIMUM OF 4,000SF.
 - B) SWIMMING POOL, SUN DECK, CABANA AND GATHERING AREA TOTALING A MINIMUM OF 3,000SF.
 - C) LANDSCAPED DOG PARK WITH SEATING TOTALING A MINIMUM OF 1,500 SF.
 - D) NEIGHBORHOOD WALKING TRAIL THROUGHOUT, TOTALING A MINIMUM OF 1,400-LF.
 - E) LANDSCAPED NEIGHBORHOOD PARK WITH OUTDOOR SEATING, TOTALING A MINIMUM OF 1,600 SF.
 - F) LANDSCAPED NEIGHBORHOOD FIRE PIT WITH SEATING, TOTALING A MINIMUM OF 750 SF.
 - G) LANDSCAPED NEIGHBORHOOD GRILLING AREA WITH SEATING, TOTALING A MINIMUM OF 400 SF.
3. STORMWATER CONTROL MEASURES SHALL BE ENCLOSED WITH COMMERCIAL GRADE BLACK ALU PICKET FENCING.
- 4. A MINIMUM OF 8 FEET WASTE STATIONS WILL BE PROVIDED EVENLY ACROSS THE SITE.
 - 5. VALET SERVICE FOR GARBAGE AND RECYCLING WILL BE PROVIDED BY THE PROPERTY MANAGER RESIDENT'S.
 - 6. HOURS OF OPERATION FOR TRASH COLLECTION WILL BE LIMITED TO THE HOURS BETWEEN 7AM AN 7.
 - 7. ALL LAWN AREAS SHALL INCORPORATE WARM SEASON GRASSES.
 - 8. 50% OF ALL PLANT MATERIAL TO BE INSTALLED IN THE DEVELOPMENT SHALL BE NATIVE OR ADAPT.
 - 9. ALL ROOF OVERHANGS SHALL BE A MINIMUM OF 12 INCHES.

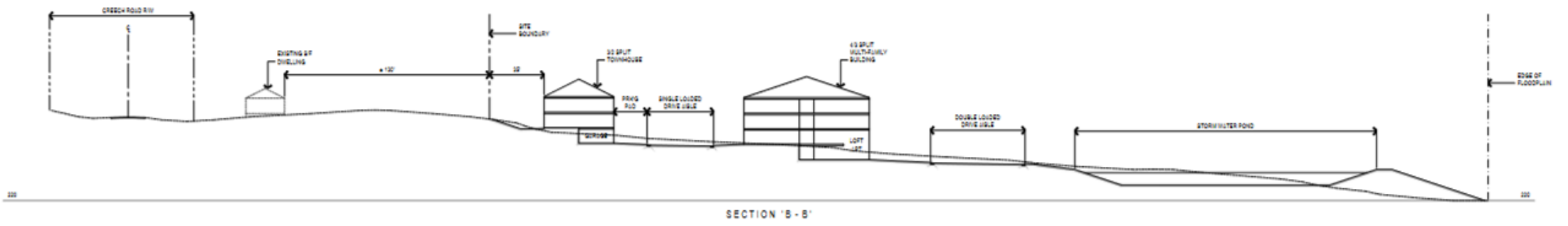
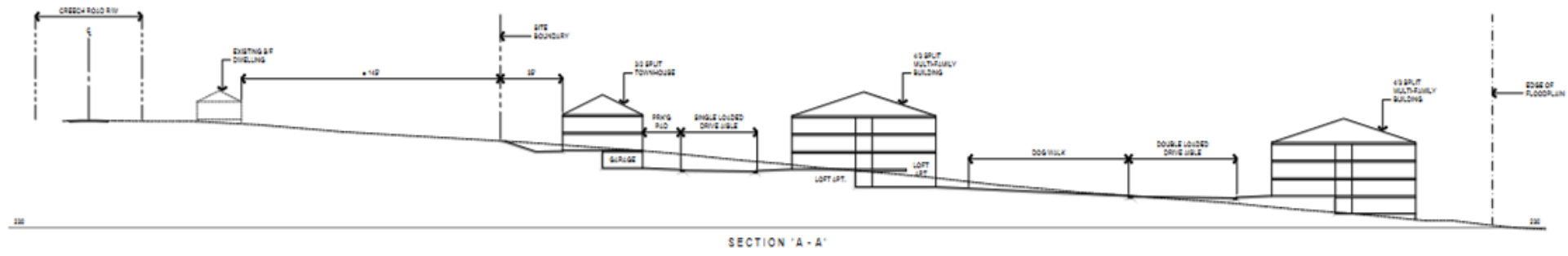
SITE DATA

PIN: 1711992165, 1711896388,
 1711889254, 1711888266, 1711887268,
 1711886207, 1711886316, 1711886436,
 1711886546
 TOTAL AREA: 42.0 +/- AC.
 EXISTING ZONING: RA
 PROPOSED ZONING: MF-B / CMX
 MF-B: 40.85 AC.
 CMX: 1.15 AC.

DEVELOPMENT SUMMARY

312 DWELLING UNITS
 (7.4 DU/AC.)
 - 288 MF
 - 24 TH

DEVELOPMENT PLAN



CROSS SECTIONS

ZONING CONDITIONS

1. USE CATEGORY	SPECIFIC USE	MF-B	CMX
HOUSEHOLD LIVING	TOWNHOUSE STYLE MULTI FAMILY	P*	
	MULTI FAMILY (INCLUDING APARTMENT)	P*	
OFFICE	MEDICAL OFFICE		P
	PERSONAL OR PROFESSIONAL SERVICES		P
	OTHER OFFICE USES		P

*Note: Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific use standards of the Garner Unified Development Ordinance.

2. THE MULTI-FAMILY APARTMENTS WILL INCLUDE THE FOLLOWING AMENITIES:
 - A) CLUBHOUSE WITH HEALTH CLUB, MAIL KIOSK, TOTALING A MINIMUM OF 6,000 SF.
 - B) SWIMMING POOL, SUN DECK, CABANA AND GATHERING AREA TOTALING A MINIMUM OF 3,000 SF.
 - C) LANDSCAPED DOG PARK WITH SEATING TOTALING A MINIMUM OF 1,500 SF.
 - D) NEIGHBORHOOD WALKING TRAIL THROUGHOUT, TOTALING A MINIMUM OF 1,400 SF.
 - E) LANDSCAPED NEIGHBORHOOD PARK WITH OUTDOOR SEATING, TOTALING A MINIMUM OF 1,600 SF.
 - F) LANDSCAPED NEIGHBORHOOD FIRE PIT WITH SEATING, TOTALING A MINIMUM OF 750 SF.
 - G) LANDSCAPED NEIGHBORHOOD GRILLING AREA WITH SEATING, TOTALING A MINIMUM OF 400 SF.
3. STORMWATER CONTROL MEASURES SHALL BE ENCLOSED WITH COMMERCIAL GRADE ALUMINUM PICKET FENCING.
4. A MINIMUM OF 8 PET WASTE STATIONS WILL BE PROVIDED EVENLY LOCATED ACROSS THE SITE.
5. VALET SERVICE FOR GARBAGE AND RECYCLING WILL BE PROVIDED BY THE PROPERTY MANAGER FOR ALL RESIDENTS.
6. HOURS OF OPERATION FOR TRASH COLLECTION WILL BE LIMITED TO THE HOURS BETWEEN 7AM AND 5PM.
7. ALL LAWN AREAS SHALL INCORPORATE WARM SEASON GRASSES.
8. 50% OF ALL PLANT MATERIAL TO BE INSTALLED IN THE DEVELOPMENT SHALL BE NATIVE OR ADAPTIVE SPECIES.
9. ALL ROOF OVERHANGS SHALL BE A MINIMUM OF 12 INCHES.



UTILITY CONNECTION



ANY QUESTIONS?