



# CZ-SB-20-09

# Wilmington Place

Public Hearing

March 5, 2024

# At a Glance

Applicant: Site Investments, LLC

Owner: O Creech Road Investments, LLC

Request: Conditional rezoning request submitted by Site Investments, LLC, to rezone 39.54 +/- acres from Single-Family Residential (R-9) and Multi-Residential (MR-1) to Multifamily 1 (MF-1 C236) Conditional for the construction of up to 55 zero-lot-line single-family detached homes and 61 townhouses. The 39.54-acre site is located off of Creech Road, south of Gatewood Subdivision and may be further identified as Wake County PIN(s) 1712900580 and 1722001533. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO are included.



# Zoning and Context

Zoning: Residential 4 (R4)

- Primarily single-family residential
- In select locations: institutional, public, low-intensity nonresidential, house-scale multifamily, and other compatible uses
- Current Uses – Vacant



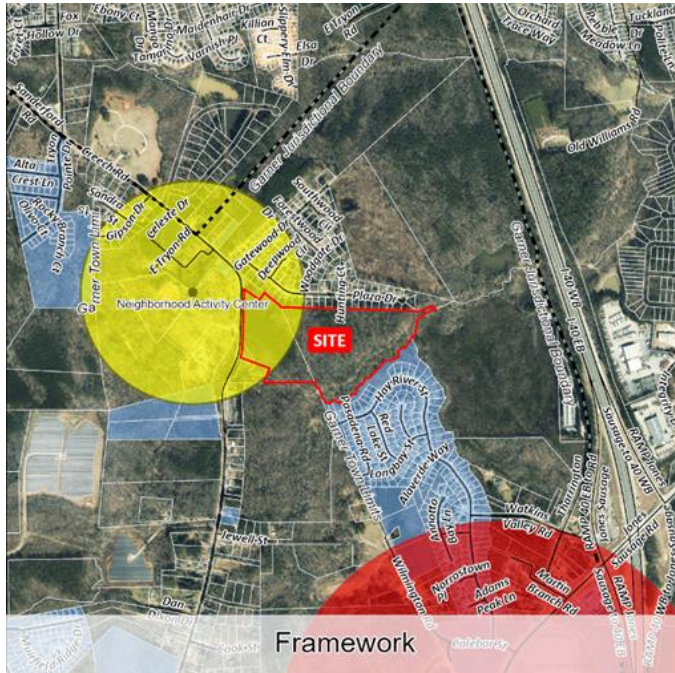
## Context

- Pre 160-D submittal
- A mix of R4, R2, RA and MF-A surrounds the site
- Water and sewer are readily available
- Project fronts on Creech Road, builds a portion of Wilmington Road

# Framework

## Activity Centers:

- Partially within Neighborhood Activity Center to the west in the south quadrant of future Tryon Road and Creech Road
- Regional Employment Activity Center to the southeast along Wilmington Road
- Creech Road is a collector road serving local residents and connecting traffic between the Neighborhood Activity Center and downtown
- Traffic on Creech Road has experienced a slow upward trajectory since 2015
- Creech Road has capacity to accommodate growth but lacks separate infrastructure for pedestrians and cyclists



# Proposal

## Rezoning: Multifamily 1 (MF-1 C236) Conditional

- Narrowed to 3 out of 21 possible uses
- Create and maintain higher density residential neighborhoods composed primarily of multifamily dwellings
- Special uses could be those service, institutional, public and other compatible uses
- Ensure that such district is carefully located and achieves a satisfactory relationship with the surrounding properties



# Proposal



## Other Conditions: Amenities and Aesthetics

- Three lawn areas with pergolas
- Public greenway
- Townhouse unit offsets
- Alley-loaded zero-lot-line row houses (first of its kind)
- Side elevation articulation (glazing elements)
- No vinyl siding; color and material variations
- Shutters and window trim
- Covered stoops/porches
- Outdoor decks/patios
- 12” roof overhangs on all sides



# Proposal: Subdivision Plan



# Proposal

Subdivision Plan Data: 39.54 +/- acres of MF-1

- 61 townhouses max
- 55 zero-lot-line single-family detached max

9.9 +/- acres of open space required

- Combination of conservation and recreation space
- Conservation
  - Floodplain, wetlands, riparian buffers and adjacent tree preservation
- Recreation
  - Fields and trails (private and public greenway)





# Proposal

## Stormwater and Utility Notes:

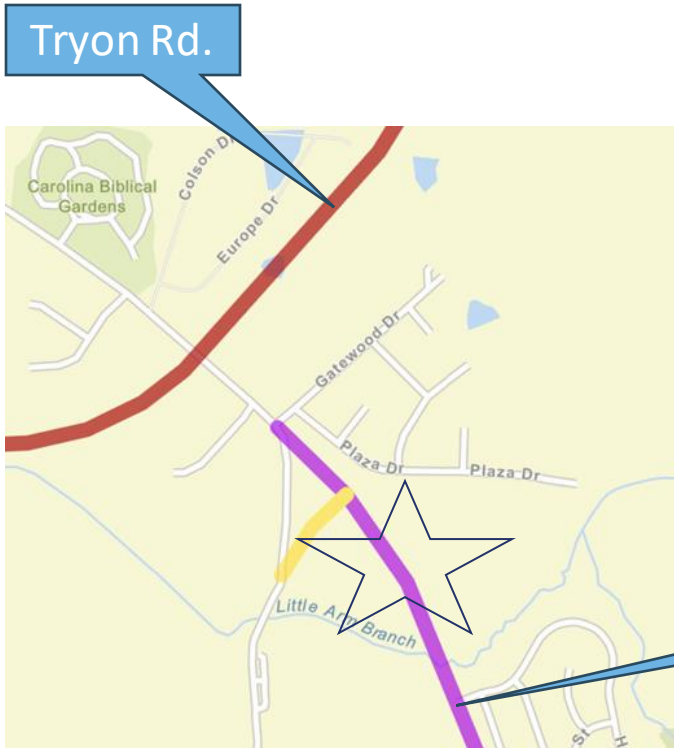
- Not in watershed protection area
- Subject to water quality (nitrogen) and quantity requirements
- 3 surface SCMs
- Connection to 12" water main in Creech Road
- Connection to 18" outfall along creek at south of site along Little Arm Branch



# Proposal

## Transportation Notes:

- Not subject to a TIA
- However, significant coordination with Engineering and NCDOT due to confluence of future roadways on and adjacent to the site
- Two required accesses: one access from Creech Road, one from Plaza Drive
- Applicant to pay fee-in-lieu for half of future Wilmington Rd. crossing of Little Arm Branch
  - Funding for remaining half not currently identified

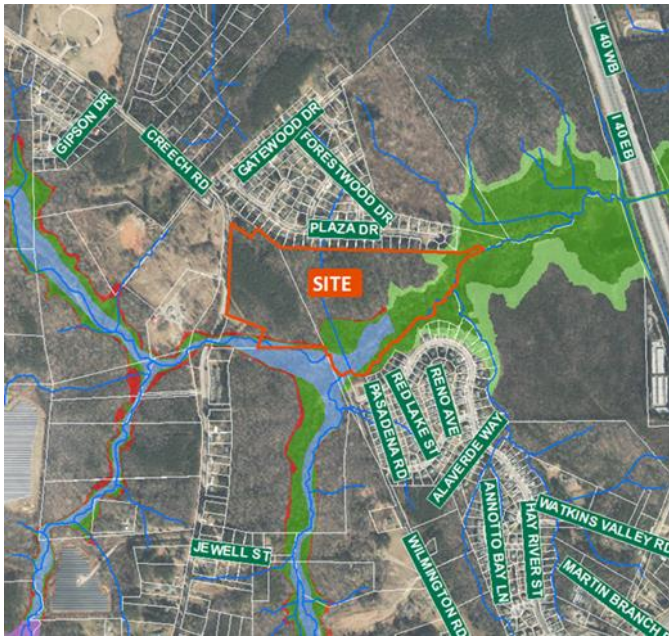


Wilmington Rd.

# Proposal

## Environmental and Cultural Resource Notes:

- Existing FEMA designated floodplains to south and southeast along with wetlands, riparian buffers and conservation buffers (Little Arm Branch)
- Southern area generally reserved for tree preservation and a segment of public greenway
- No cultural resources identified



# Review

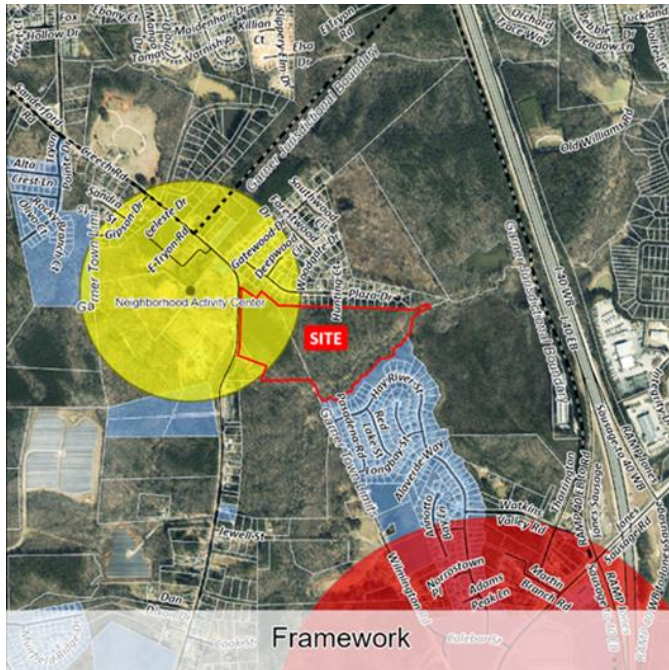
## Observations:

- 115 properties and occupants notified for neighborhood meetings
- Meeting #1 – November 22, 2021 (virtual)
- Meeting #2 – December 28, 2021 (in person)
- 12 attendees at first meeting; 4 at second meeting
- Staff would support a fresh meeting to provide updates – this request was not subject to second neighborhood meeting requirements
- Full meeting information attached to the online version of the staff report



# Review - Framework

Partially in a Neighborhood Activity Center  
Neighborhood Character Typology  
Level Two – Area to Strengthen



# Review - Framework Consistency

## 14 Growth Framework criteria evaluated

- 9 strongly consistent
- 2 modestly consistent
- 1 split
- 1 modestly inconsistent
- 1 strongly inconsistent

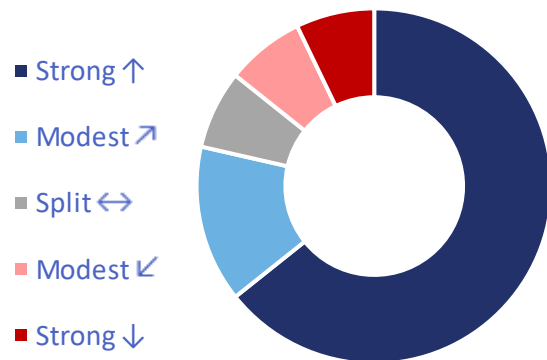
## Strong Inconsistencies

- Lacks a playground open space feature

## Notes

- Part of the site is located within a Neighborhood Activity Center which might suggest that higher densities are appropriate, but the Development Intensity Category is “Level Two – Areas to Strengthen” which tempers that expectation for this area

GROWTH FRAMEWORK  
CONSISTENCY

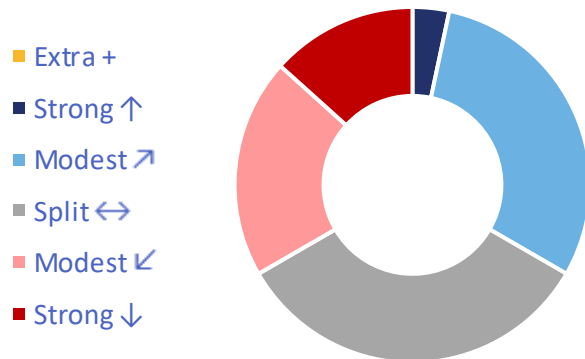


# Review - Land Use and Community Character Consistency

30 criteria determined applicable or possible to meaningfully address

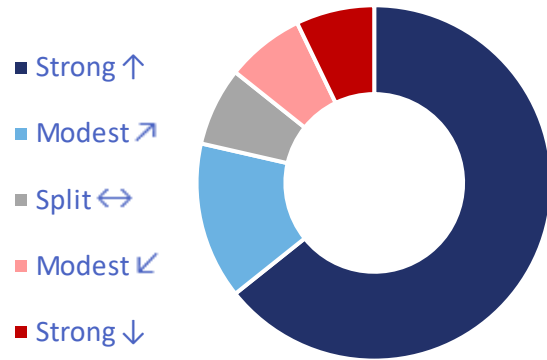
- Consistency is divided
- Changes that could swing the pendulum towards stronger consistency
  - Enhancing street frontages further
  - Use of open space for creating a stronger central focal point to the neighborhood
  - Providing a stronger connection between private open spaces and the public realm (streets and greenway)

LAND USE AND COMMUNITY CHARACTER CONSISTENCY

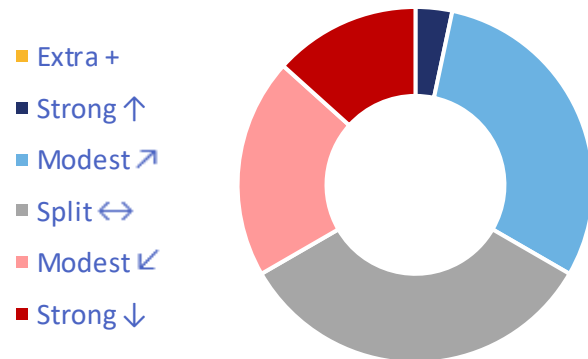


# Review - Overall

GROWTH FRAMEWORK  
CONSISTENCY



LAND USE AND COMMUNITY  
CHARACTER CONSISTENCY



- Oldest plan set still in the pipeline
- Fairly strong support for framework consistency
- Introduces new housing type targeting the working class
- Adjacent area suffers from a lack of pedestrian and bicycle infrastructure that this project might connect to, meaning that travel will be extremely auto dependent in the near term
- Full detail of consistency review attached to staff report





# NEXT STEPS

## Next Steps

- Hold open to April 16?
- Finish conducting and close the public hearing
- Planning Commission findings of plan consistency and recommendation to approve or deny
- Town Council findings of reasonableness and decision to approve or deny

# Proposal: Subdivision Plan

