



# CZ-MP-23-02 Wall Store Road

Public Hearing

March 5, 2024

# At a Glance

Applicant: Capital Partners of NC, LLC

Owner: Michael Braxton Poole, Sr. CAM Holdings LLC

Request: Tier 2 conditional rezoning request submitted by Capital Partners of NC, LLC to rezone 8.95 +/- acres from Rural Agricultural (RA) and MF-B (MF-B C258) Conditional to Multifamily B (MF B C277) Conditional for the development of a maximum of 60 townhouses. The site is generally located on the south side of Wall Store Road, west of Rock Quarry Road, and may be further identified as Wake County PIN(s) 1731610922, 1731518872, and a portion of 1731607909. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO included.



# Zoning and Context

Zoning: Rural Agricultural (RA)

- Rural residential, agriculture, silviculture
- Typically found in areas outside the Town's corporate limits where public water and sewer services are not readily available
- Current Uses – Single-Family Detached and Vacant

Multifamily B (MF-B) Conditional

- Townhouses under development – Burnette Farms

Context

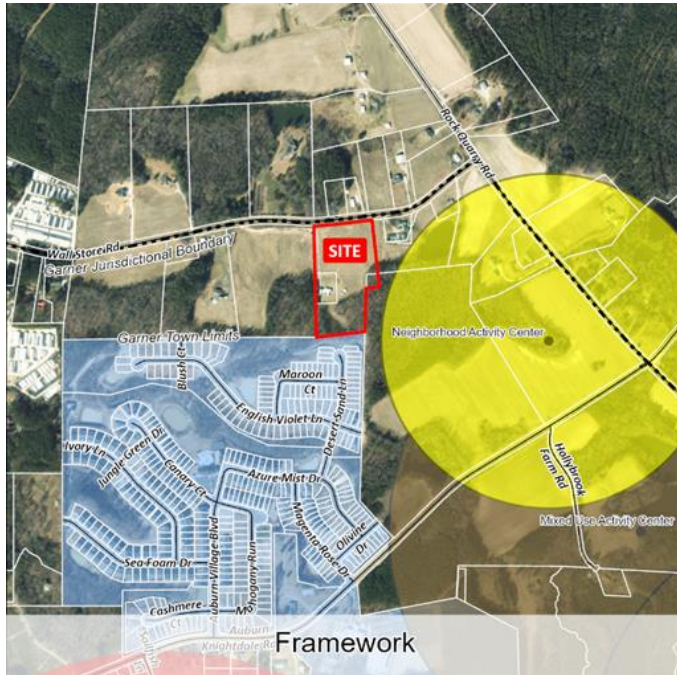
- A mix of R4, R2, RA, MF-B and Wake County R-30 surrounds the site
- Water and sewer are readily available
- Project fronts on Wall Store Road, extends and finishes new collector



# Framework

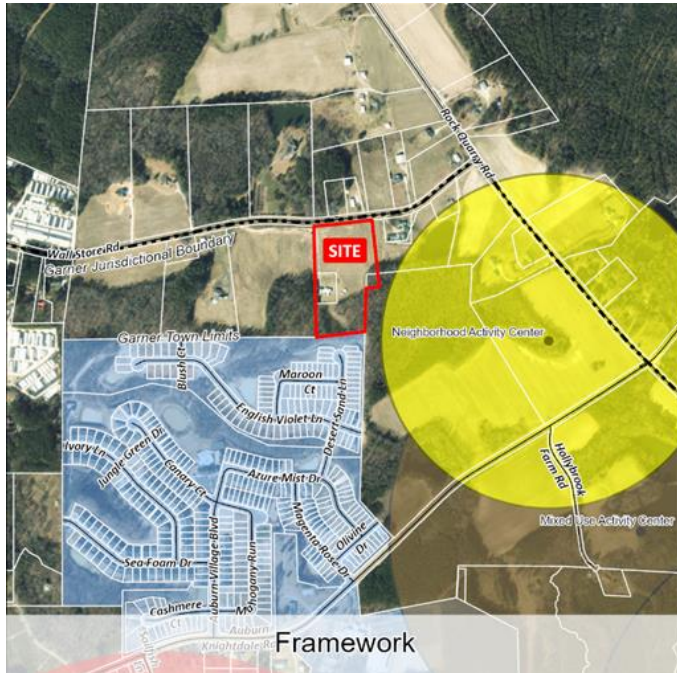
## Activity Centers:

- Neighborhood Activity Center to the southeast (west quadrant of Rock Quarry and Auburn-Knightdale roads)
- Auburn-Knightdale Road collects local traffic and connects area to future Regional Transit activity center at US 70
- Rock Quarry Road collects local traffic; also functions as a commuter route for the larger area into downtown Raleigh
- Both roadways have some capacity for growth and are being upgraded with separated infrastructure for pedestrians and cyclists as development occurs
- Traffic shows steady upward trajectory since 2011/2013



# Framework

- Activity Centers:
- Wall Store Road is a rural secondary NCDOT route that connects Auburn Church Road to Rock Quarry Road
  - Roadway has capacity for growth but lacks separated infrastructure for pedestrians and cyclists
  - Area heavily influenced by the impending completion of NC 540 (estimated 2028/2029) which will feature an interchange at Rock Quarry Road just to the south and east of this site adjacent to Edge of Auburn
    - NC 540 corridor is just off the map graphics to the east (right)



# Proposal



## Rezoning: Multifamily B (MF-B C277) Conditional

- Narrowed to 2 out of 18 possible uses
- Structures are more urban in character and are located closer to the street than in the MF-A District with parking generally in the rear
- These multifamily developments generally are clustered around active areas and allow people to live closer to places where they work and play
- Some nonresidential or mixed-use structures and uses may also occur



# Proposal

## Other Conditions: Amenities and Aesthetics



- Lawn area
- Extends public greenway west from Burnette Farms
- Preserves existing pond
- Enhanced streetscape along Wall Store Road
- Screening of alleys
- Expanded perimeter buffer areas
- Unit offsets
- Side elevation articulation (glazing elements and band board)
- No vinyl siding; 20% masonry on front elevations
- Covered raised slabs on 3 sides
- Covered unit entryways/porches

# Proposal: Master Plan





# Proposal: Master Plan in Context



# Proposal

Master Plan Data: 8.95 +/- acres of MF-B

- 60 townhouses max

0.87 +/- acres of open space required

- 25% must be active space
  - formalized no later than major subdivision plan approval – either individually or as part of Burnette Farms if formally added
- Combination of conservation and recreation space
- Conservation
  - Riparian buffer areas and pond
- Recreation
  - Field and trails (private and public greenway)



# Proposal

## Stormwater and Utility Notes:

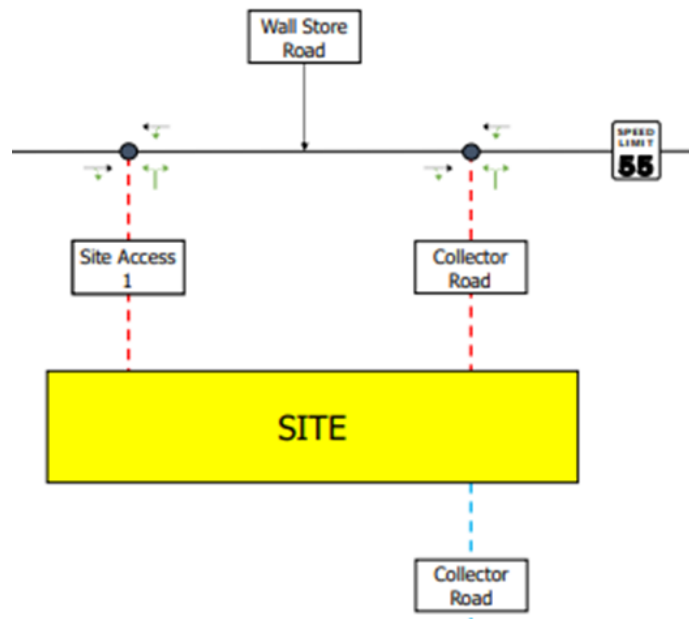
- Not in watershed protection area
- Subject to water quality (nitrogen) and quantity requirements
- 1 surface SCM
- Connection to new water main from Burnette Farms
- Connection to 8" outfall along creek at south of site being extended from Auburn Village to Burnette Farms



# Proposal

Transportation  
Notes:

- 407 new one-way average daily trips
- AM peak hour: 6 trips in, 20 trips out
- PM peak hour: 19 trips in, 13 trips out
- TIA completed in February 2023
- Project will complete new collector road from Burnette Farms (Auburn-Knightdale Road) to Wall Store Road
- Congestion Management Unit (NCDOT) requirements
  - none



# Proposal

## Environmental and Cultural Resource Notes:

- Existing stream with associated buffers along the southern boundary of the project
- Existing pond, which is proposed to remain
- Southern area generally reserved for tree preservation and pedestrian trails, including a segment of public greenway
- No cultural resources identified



# Review

- Observations:
- 126 properties and occupants notified for neighborhood meetings
  - Meeting #1 – June 1, 2023
  - Meeting #2 – September 7, 2023
  - 28 attendees at first meeting; 11 at second meeting
  - Full meeting information attached to staff report

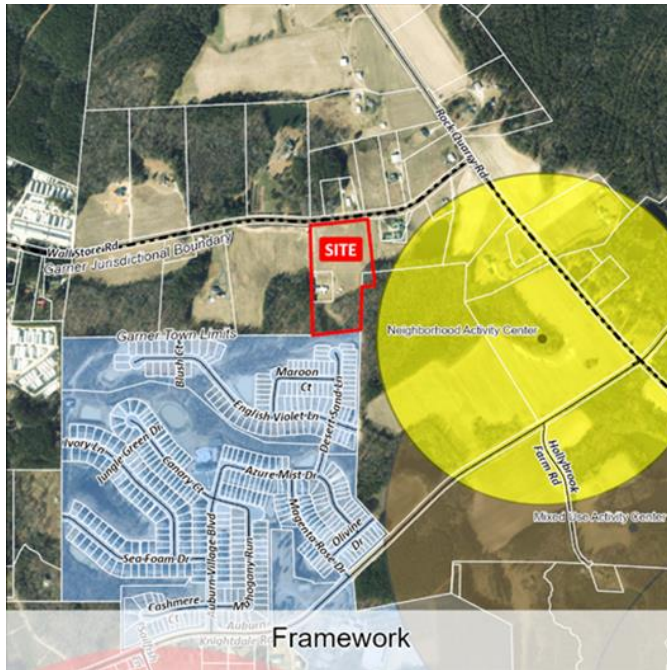


# Review - Framework

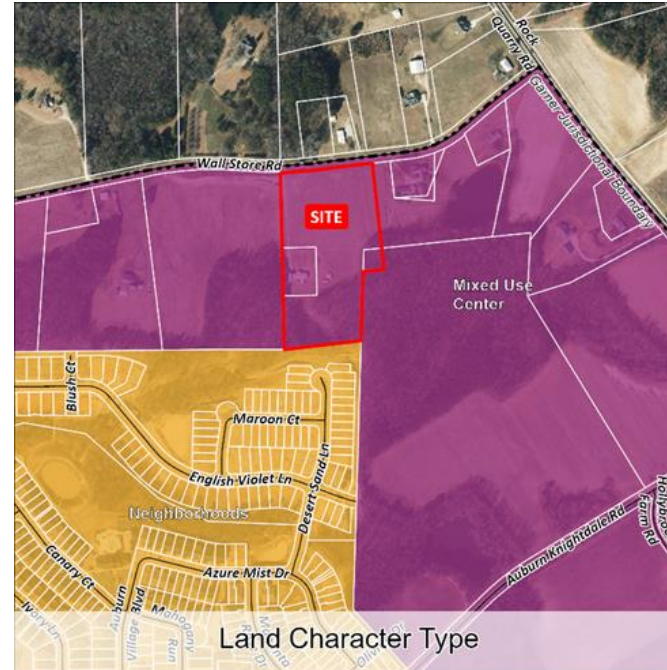
Not within an Activity Center

Mixed Use Area Character Typology

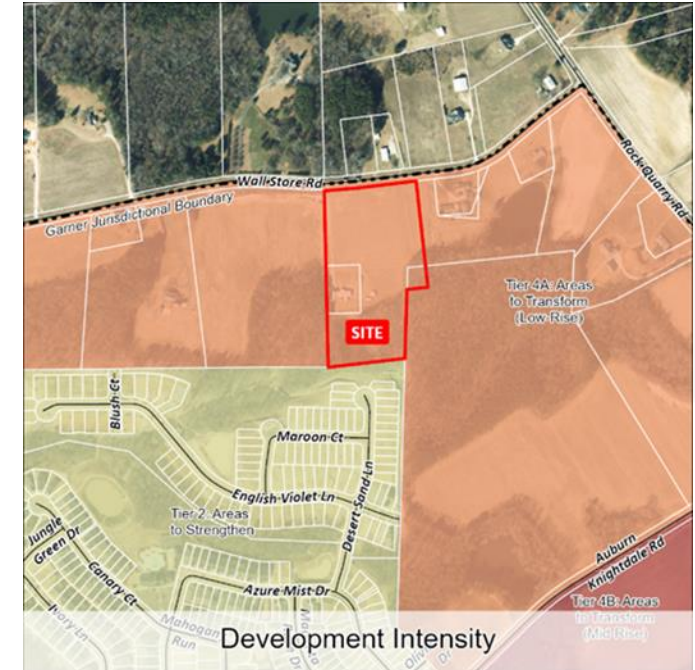
Level Four "A" – Area to Transform (Low-Rise)



Framework



Land Character Type



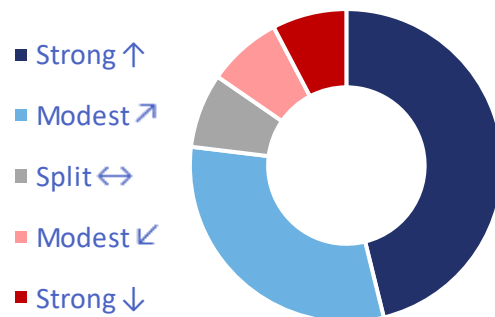
Development Intensity

# Review - Framework Consistency

## 13 Growth Framework criteria evaluated

- 6 strongly consistent
- 4 modestly consistent
- 1 split
- 1 modestly inconsistent
- 1 strongly inconsistent

GROWTH FRAMEWORK  
CONSISTENCY



## Strong Inconsistencies

- Lacks a playground open space feature



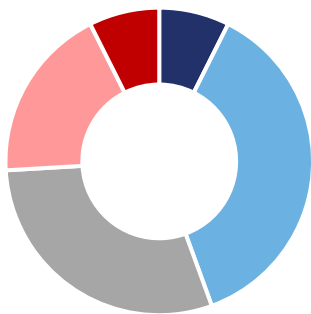
# Review - Land Use and Community Character Consistency

27 criteria determined applicable or possible to meaningfully address

- Slight lean towards consistency at this time
- Minor changes and additional details could swing towards stronger consistency
  - Enhancing street frontages further
  - Use of open space for creating a stronger central focal point to the neighborhood
  - Proffering additional conditions (or clarifying existing ones) that may speak more directly to specific recommendations of the comprehensive plan

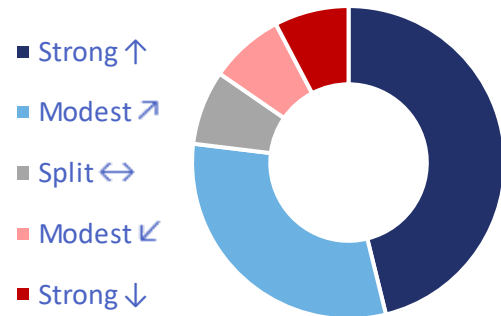
LAND USE AND COMMUNITY CHARACTER CONSISTENCY

- Extra +
- Strong ↑
- Modest ↗
- Split ↔
- Modest ↘
- Strong ↓

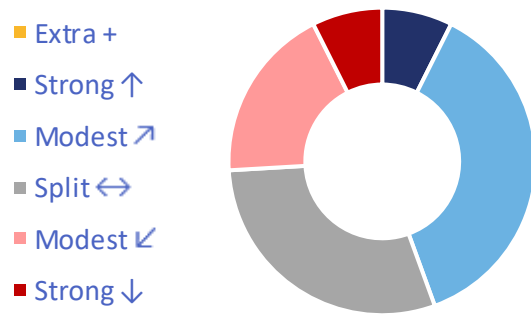


# Review - Overall

GROWTH FRAMEWORK  
CONSISTENCY



LAND USE AND COMMUNITY  
CHARACTER CONSISTENCY



- With some continued fine tuning in response to this evaluation tool and additional public input, staff feels that we will likely be able to support an overall finding of consistency
- Full detail of consistency review attached to staff report



## Next Steps

- 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: Master Plan

