

# The Park at Garner Station

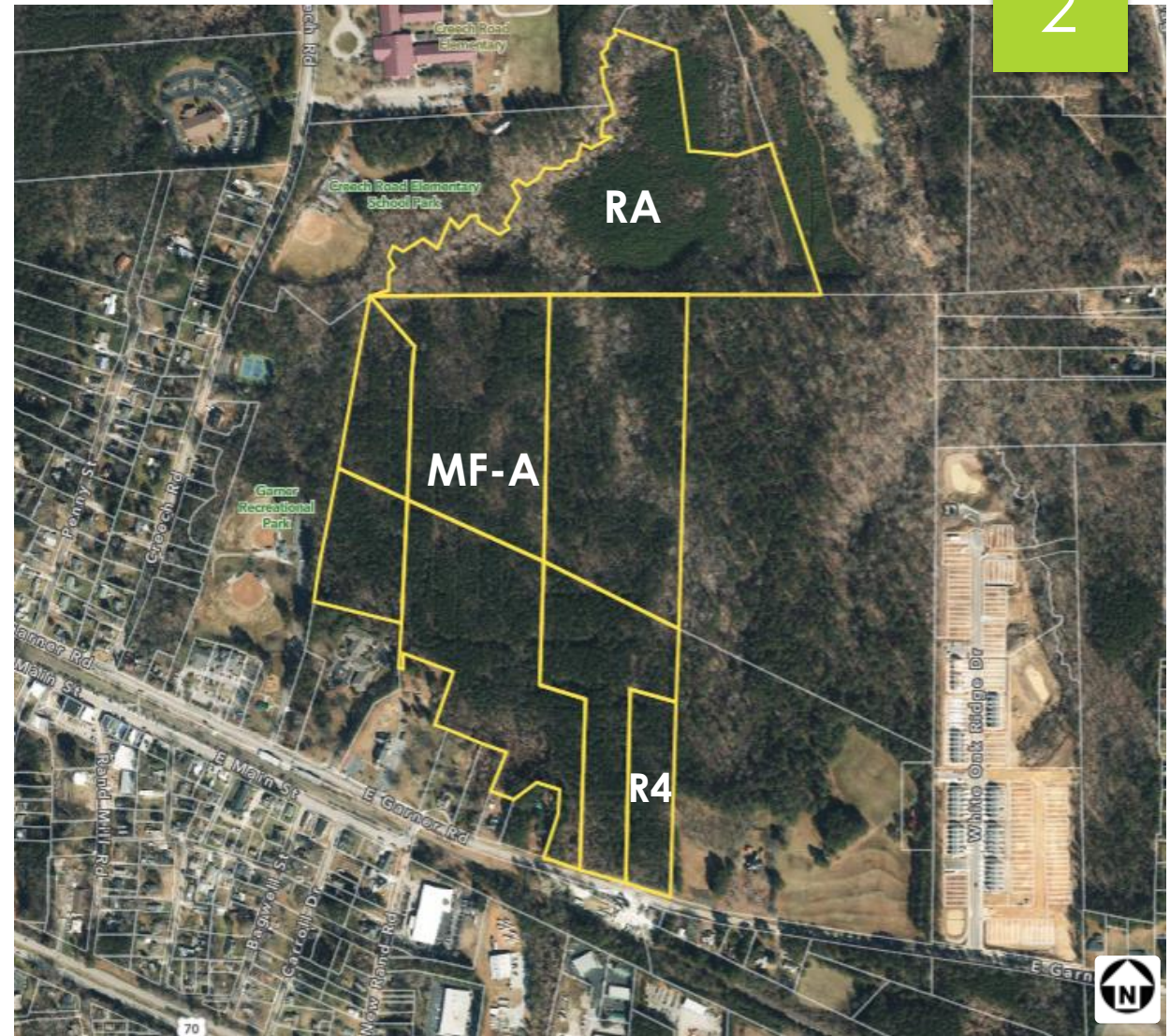
## REZONING CASE CZ-PD-22-04

TOWN OF GARNER



## Site and Surrounding Area

- ▶ 0 E Garner Road
- ▶ 8 parcels
- ▶ 97 acres
  
- ▶ Current Zoning
  - ▶ MF-A (6 parcels)
  - ▶ R4 (1 parcel)
  - ▶ RA (1 parcel)
  - ▶ 1,300+ units permitted, no commercial



## Garner CLUE Update Character Typology Map

- 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
- *Prior FLUM designation was 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)

# Garner CLUE Update Development Change and Intensity Map

## Level Four A, Area to Transform

- New energized activity areas
- Mix of Uses
- 3-5 stories



4

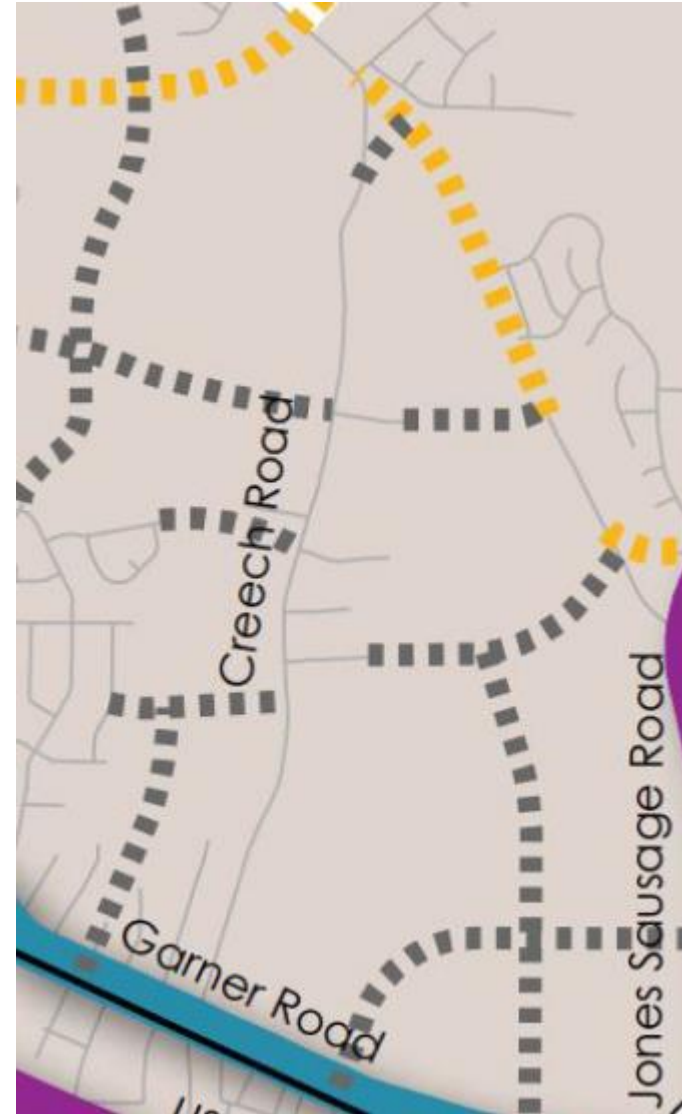
### Legend

- 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)

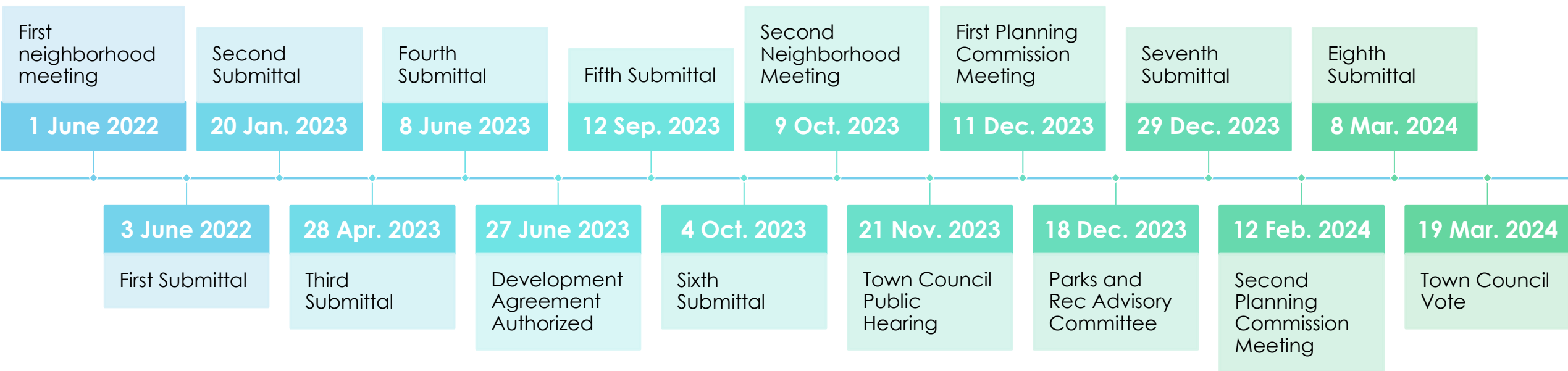


# Garner Forward Transportation Plan

1. Collector Street from E Garner Road to Creech Road through Yeargan Park
2. Collector street from E Garner Road to Jones Sausage road, through site, Yeargan Park, and Avenue at White Oak



# Project Timeline





**Legend**

- Light pink square: Rear Loaded
- Orange square: Front Loaded







## Big Changes

- ▶ Removed baseball fields
- ▶ Realigned uses, streets, and open space
- ▶ Enhanced open space and pedestrian connections
- ▶ Diversified housing options
  - ▶ Variety of multifamily options
  - ▶ Mixture of townhouse styles and types
  - ▶ Added two-unit dwellings
- ▶ Removed 100 multifamily units
- ▶ Expanded Commercial Ares
  - ▶ Designed to support vertical mixed use
- ▶ Enhanced Architectural Commitments
- ▶ Increased Affordable housing commitment





\*Two-unit dwellings are not shown on conceptual renderings

# Retail Changes

11



- Increased from 20,000 sf to 35,000 sf
- Redesigned to allow vertical mixed use
- Designed for restaurant uses with end unit patios and central green

- Reconfigurable for small or larger users
- Buildings and open space aligned with multifamily
- Enhanced pedestrian amenities and connections



SHEPPIE

# Multifamily Changes



- Reduced from 700 units to 600 units
- Enhanced open spaces, amenities, and pedestrian connections

- Buildings frame streets and align with retail
- Designed to permit variety in housing types and options

# Single Family Changes

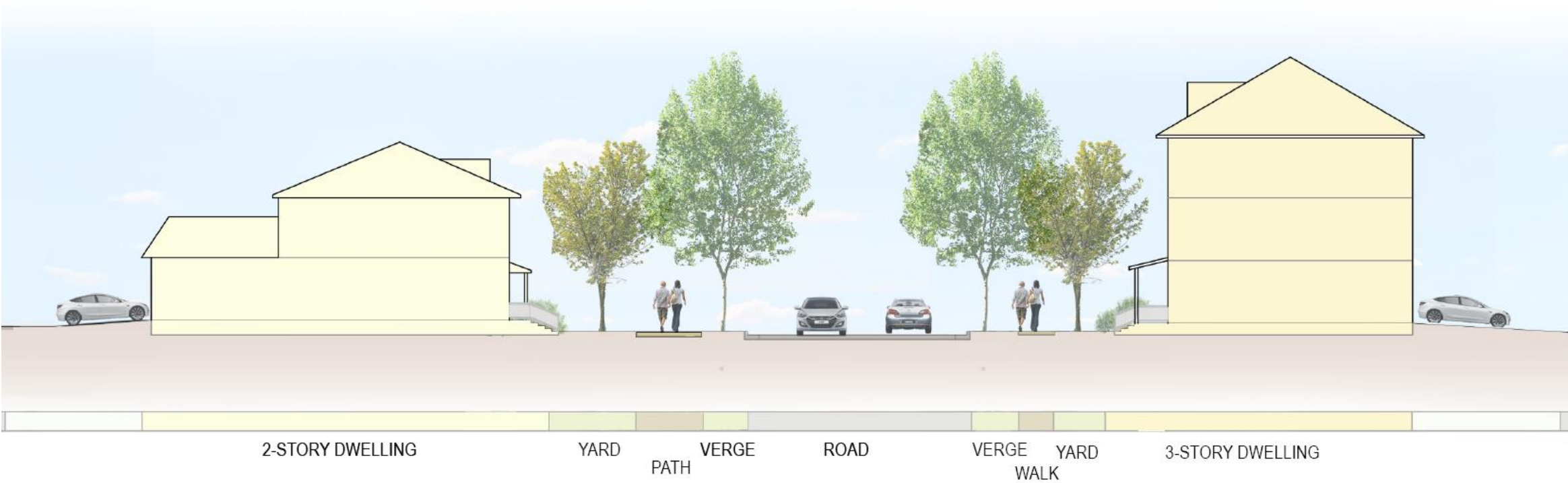


- Reworked open spaces
- Enhanced pedestrian connections



- Mixture of Townhome types, styles, heights
- Added two-unit dwellings

# Single Family Changes



# Single Family Changes



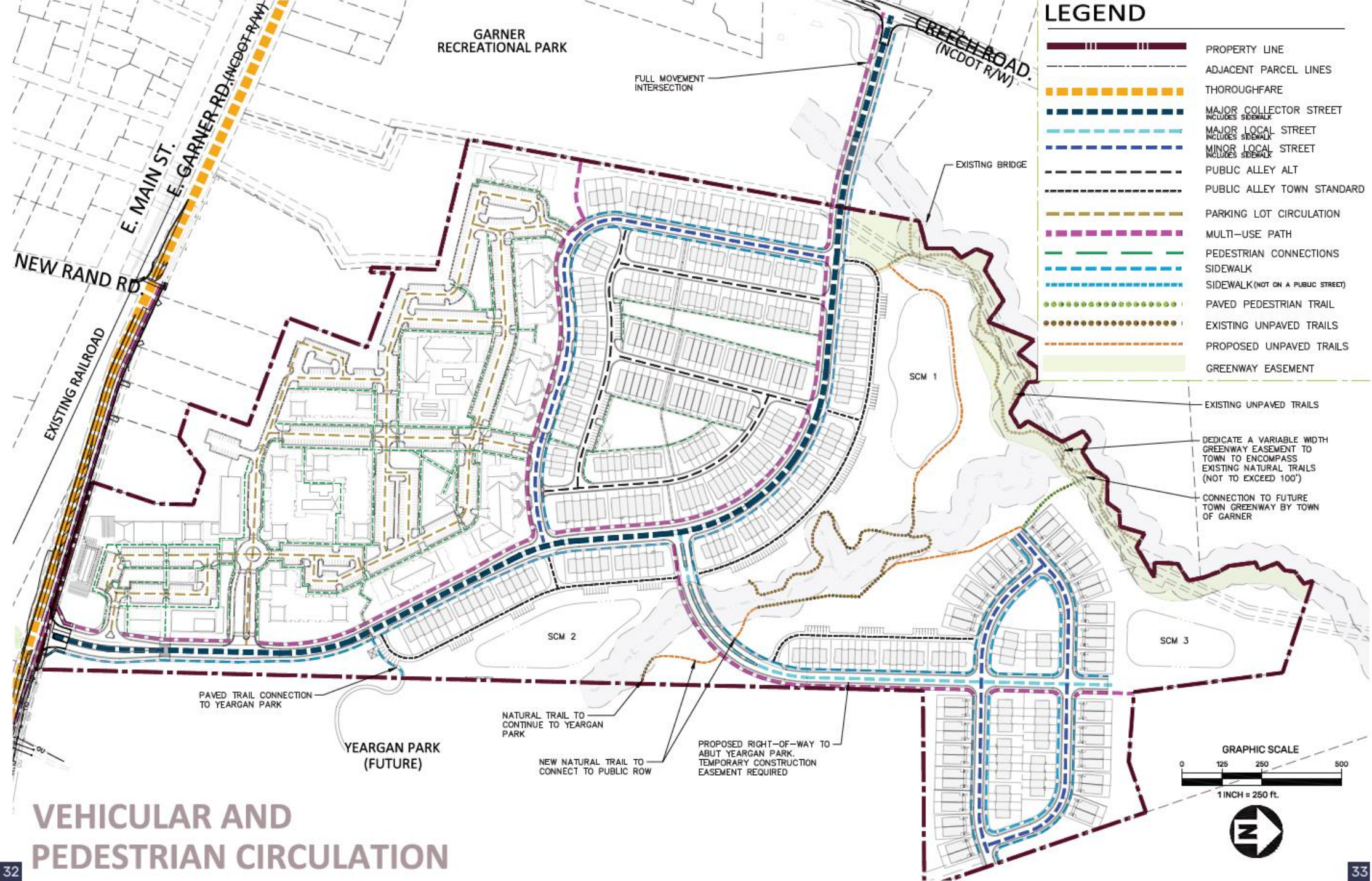
- Reworked open spaces
- Enhanced pedestrian connections

- Mixture of Townhome types, styles, heights
- Added two-unit dwellings





\*Two-unit dwellings are not shown on conceptual renderings





# TREE SAVE AND OPEN SPACE

YEARGAN PARK (FUTURE)

# Project Commitments

## 21 Zoning Conditions

---

Narrowed Permitted Use Table

---

Architectural commitments for each use (*Enhanced Single Family in latest submission*)

---

Site Plan commitments for each use (EV charging, amenities, and others)

---

Buffering and light restrictions

---

Multi-use path construction and greenway easements

---

Affordable Housing (*Increased to 5% of multifamily units, for 30 years*)







# February 22, 2024 Traffic Memo Update

- ▶ Revised trip Counts
- ▶ Checked all intersection performance
- ▶ Accounted for other Creech Road Developments
- ▶ No additional recommended improvements

**Table 1: Previous Trip Generation Summary**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Multi-Family Housing (Low-Rise) (220)	345 Units	2,287	31	99	106	63
Multi-Family Housing (Mid-Rise) (221)	700 Units	3,178	68	228	167	106
Retail (<40 KSF) (822)	20,000 sq. ft.	1,074	27	18	64	63
<b>Total Proposed</b>		<b>6,539</b>	<b>126</b>	<b>345</b>	<b>337</b>	<b>232</b>

**Table 2: Current Trip Generation Summary**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Multi-Family Housing (Low-Rise) (220)	350 Units	2,319	32	99	108	63
Multi-Family Housing (Mid-Rise) (221)	600 Units	2,816	58	194	143	91
Retail (<40 KSF) (822)	35,000 sq. ft.	1,707	39	27	95	94
<b>Total Proposed</b>		<b>6,842</b>	<b>129</b>	<b>320</b>	<b>346</b>	<b>248</b>
<b>Difference (+/-) from Previous</b>		<b>+303</b>	<b>+3</b>	<b>-25</b>	<b>+9</b>	<b>+16</b>



# Updated LOS Summary

**Table 3: 2022 Existing and 2029 Build Improved Weekday LOS Summary**

Intersection	2022 Existing AM Peak Hour	2029 Build AM Peak Hour Improved	2022 Existing PM Peak Hour	2029 Build PM Peak Hour Improved
	Overall LOS (sec)	Overall LOS (sec)	Overall LOS (sec)	Overall LOS (sec)
West Garner Road and Benson Road / Broughton Street	C (21)	C (24)	C (21)	D (48)
E Garner Road and Creech Road	B (17)	C (25)	C (20)	C (34)
E Garner Road and New Rand Road	C * (NB Approach)	B (20)	E * (NB Approach)	D (48)
E Garner Road and Jones Sausage Road	C (34)	D (46)	D (52)	D (43)

# Updated LOS Summary + Creech Rd Projects

**Table 4: 2022 Existing and 2029 Build Improved Weekday LOS Summary with Additional Developments**

Intersection	2022 Existing AM Peak Hour	2029 Build AM Peak Hour Improved	2022 Existing PM Peak Hour	2029 Build PM Peak Hour Improved
	Overall LOS (sec)	Overall LOS (sec)	Overall LOS (sec)	Overall LOS (sec)
West Garner Road and Benson Road / Broughton Street	C (21)	C (25)	C (21)	D (52)
E Garner Road and Creech Road	B (17)	C (29)	C (20)	<b>D</b> (41)
E Garner Road and New Rand Road	C * (NB Approach)	C (29)	E * (NB Approach)	D (53)
E Garner Road and Jones Sausage Road	C (34)	D (47)	D (52)	D (45)

# 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.

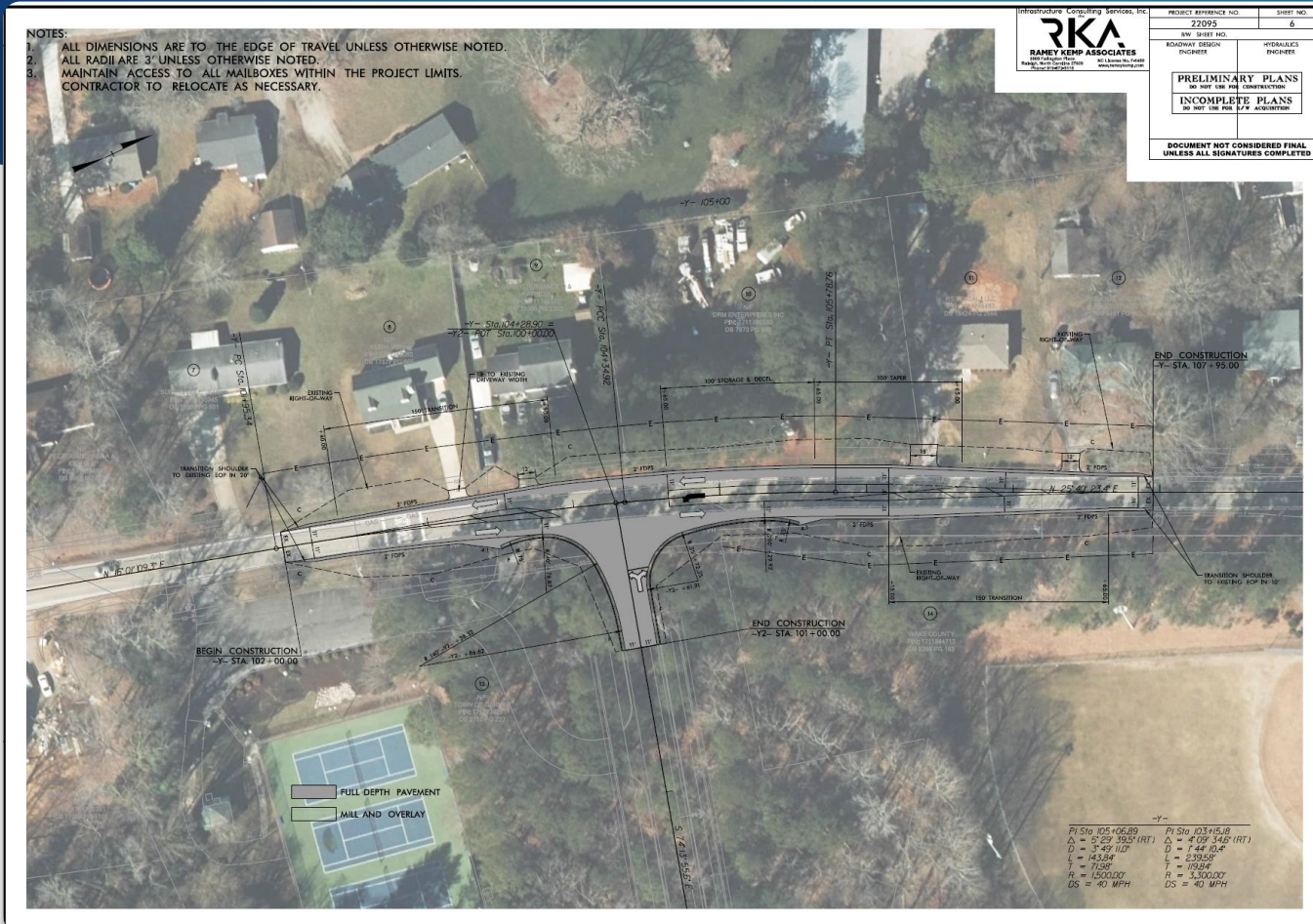
## Creech Road and Site Access 3

- 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.

## 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





# Creech Road connection

# The Park at Garner Station

## DEVELOPMENT AGREEMENT

TOWN OF GARNER



# 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~~

# 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
- ▶ 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



# 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

- ▶ Apply for National Park Service Approval for land swap

# Public Benefits

- ▶ 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