



Gander Development LLC
2310 S. Miami Blvd, Suite 238
Durham, NC 27703

April 1, 2024

Jeff Triezenberg, AICP, GISP
Planning Director
Town of Garner
900 Seventh Ave, Garner, NC 27529

Re: The Park at Garner Station
CZ-PD-22-04

Mr. Triezenberg,

Please find revised and improved Single Family Architectural Conditions and the accompanying revised illustrative rendering to address previously raised questions from the March 19th Council meeting. Please forward this document to Town Council. We will present these revisions at the April 2nd Council Meeting.

Thank you.

Sincerely,

Robert C. Shunk, Jr.
Director of Entitlements
Gander Development LLC

Single Family Design Guidelines		
	Current PUD Texts	Revised language or additions 4/1/2024
1	Dwelling Units shall have a minimum of 1,350 heated square feet	No Change
2	Vinyl Siding are Not Permitted.	Vinyl Siding and Soffits are Not Permitted.
3	No attached home located adjacent or across the street shall have the same elevation and color combination. A mix of 2-story and 3 story dwelling units shall be built along Street A. A mixture of 2 and 3 story dwelling units shall be built along the 2 active open space areas south of the collector street.	<p>Detached Single Family Dwelling Units & 2 Unit Attached Units - No front elevation shall be the same (in its form, not just its finishes) on two adjacent buildings or directly across street.</p> <p>Attached single family dwelling units – within a building, no individual dwelling unit shall have the same front elevation (in its form or colors) as units immediately adjacent. Buildings of 3-4 units shall have a minimum of 2 distinct elevations. Buildings of 5 units and larger shall have a minimum of 3 distinct elevations.</p> <p>A mix of 2-story and 3 story dwelling units shall be built along Street A.</p> <p>A mixture of 2 and 3 story dwelling units shall be built along the 2 active open space areas south of the collector street.</p>
4	Where a building consists of 5 or more townhome units, there shall be a minimum of 2 front façade off-sets along the length of the building that are each a minimum of 2ft in difference.	Where a building consists of three (3) or more townhome units, there shall be a minimum of 2 front façade and 2 rear off-sets along the length of the building that are each a minimum of 2 ft in difference. No more than 2 adjacent units in a row shall share the same front plane.
5	Dwelling units shall have articulation in the side elevations, including two of the following: side entry, windows (two or more). 18” brick or stone water table partial masonry, two types of finishes (IE horizontal siding with board and batten or shakes in gables.)	<p>Dwelling units shall have articulation in the side elevations, including at least 2 windows at each floor and two of the following: side entry, additional windows per floor, 18” brick or stone water table, two types of finishes (i.e. horizontal siding with board and batten or shakes in gables). Where permitted by code, the required window is to be a minimum of 5 square feet.</p> <p>Single-family and townhouse buildings that are 3 full stories or taller shall incorporate changes in material or changes in roof pitch to minimize siding at 4’ above the ceiling of the third floor.</p>
6	A minimum of two of the following exterior materials will be applied to the front façade: brick, masonry, board and batten, horizontal, or shake siding. Alternatively, the Front façade of a building may be comprised of all masonry.	No Change.
7	Dwelling units’ main roofs shall utilize the following: dormer, shed roof, reverse gable, hip roof, change in roof-line direction or height, horizontal or vertical shift in roof plane.	<p>Dwelling units’ main roofs shall utilize the following: dormer, shed roof, reverse gable, hip roof, change in roof-line direction or height, horizontal or vertical shift in roof plane.</p> <p>Attached Dwelling Units (Townhouses) in a building with a pitched roof shall feature a break in the front facing slope or roof peak (such as a gable, dormer, chimney, cupola, etc.). A minimum of 2 changes for buildings 4 units or less. A minimum of 3 changes for buildings of 5 units or more.</p>
8	Townhome first floors to have min 12” separation from grade. Exposed foundation is to be clad either in masonry or stone veneer at front elevations and side elevations visible from public way. Two-dwelling unit home style units shall allow for flush entry.	Detached and attached single-family homes are to have a minimum 12” grade separation from average grade along building façade and side of end units. Exposed foundations are to be clad in either masonry or stone veneer at front and side elevations where visible from public way. Two-dwelling unit home and single family detached with ground floor master units shall allow for flush entry.

Single Family Design Guidelines and Materials Comparison of Changes

Park at Garner Station

April 1, 2024

9	Street facing doors shall include a covered front stoop or recessed entry door, and must include 1 of the following: sidelights, transom windows, craftsman style paneling, glazing in door.	Street facing doors shall include a covered front stoop, porch, or recessed entry door. The minimum dimension for front porches and stoops shall be 5' wide by 5' deep. All entry areas must include 1 of the following: sidelights, transom windows, craftsman style paneling, glazing in the door.
10	Street facing garage doors shall have windows and include one of the following: carriage style paneling, craftsman hardware, decorative light fixtures above or flanking the door, awning, decorative trellis, or decorative lintel.	No Change
11	50% of the units shall have at least a two-car garage.	A minimum of 50% of the attached single-family townhome dwelling units will have a two-car garage. At townhome dwelling units, where single car garages are proposed, off-street parking pads are to be provided for 2 cars either in tandem or side by side configuration. 50% of Detached Single-Family dwelling units provide 2-car garages. Rear loaded / alley served may be either attached or detached to primary structure. All alley loaded attached and detached dwelling units to comply with parking requirements as documented under section 9.3.5 of the current Town of Garner Unified Development Ordinance.
12	A minimum 25% of the units that front the active open space areas south of the collector road shall have a minimum 60 sf covered front porch, or patio in lieu of covered front stoop.	No Change.
13	A minimum 10% of the units adjacent to Street A shall have a min. 60 sf covered front or corner porch or patio in lieu of covered front stoop.	No Change.
14		All primary pitched roofs shall feature rakes and eaves that project a min. of 8". All secondary roofs shall feature eaves and rakes with a minimum of 4" projection. Gutters do not count towards this requirement.
15		All windows within a facade face utilizing siding materials shall either be set in full trim at least equivalent to 1x4 board or feature decorative sills and pediments. Windows within elevations clad in brick or stone, windows are to provide masonry or decorative sill and lintels.
16		All windows of a dwelling unit, with exception to accent windows and bay windows, shall feature a common muntin pattern.
17		Any non-decorative front porch columns and/or pilasters shall be a minimum of 6" in dimension (width and/or depth). Decorative columns with variable dimensions may be less than 6" in width or depth.
18		At a minimum, end units within a townhouse building with street facing garages shall feature a covered or enclosed rear porch, patio, or sunroom.
19		At Single Family Detached Homes: Street facing garages at single family homes are to provide minimum of 1 of following: 2-ft setback of garage from overall front plane of building, recess/ vertical break in front elevation to create visual separation between the garage and overall unit, change in roof pitch / gable over the garage.

Proposed Single-Family Materials

1	Cementitious lap siding	Cementitious** lap siding
2	Board and batten siding (made with cementitious materials or wood)	Board and batten siding (made with cementitious materials or wood)
3	Shake and Shingle Siding (made with cementitious materials or wood)	Shake and Shingle Siding (made with cementitious materials or wood)
4	Wood siding	No change
5	Stone or synthetic stone	No change
6	Brick	No change

Single Family Design Guidelines and Materials Comparison of Changes

Park at Garner Station

April 1, 2024

7	Stucco	No change
8	Vinyl (windows, shutters, trim – inside and outside corners, and decorative elements)	Vinyl (windows, shutters, PVC Solid trim boards – inside and outside corners, and decorative elements) No Vinyl Siding No Vinyl Soffits.

**Single-family to include townhomes and two-unit dwellings. Guidelines specific to townhomes or detached homes are noted as such.*

*** Cementitious siding also may be referred to as fiber cement.*

LANDSCAPE GUIDELINES

Development will comply with Landscape Buffer and Screening guidelines as outlined within the Town of Garner Unified Development Guidelines. In addition to the Vehicle Service Area screening requirements, developer will provide a minimum of (3) evergreen trees and (1) ornamental tree at each side of intersection between an alley and street to screen view of parking pads and upper-level porches of townhome units. Evergreen trees will be min. 8'-0" height at installation. Ornamental tree to be minimum of 1.5" caliper at time of installation.



Development Summary

- Retail
- Multi-Family
- Multi-Family Amenity/Leasing
- Single Family Attached/Patio Homes
- Rear Loaded 2-Story
- Rear Loaded 3-Story
- Two-Unit Dwelling
- Front Loaded 3-Story
- Enhanced Vehicular Surface Area (VSA) landscaping

Park at Garner Station Revision
 April 1, 2024