



# CZ-MP-23-04 Homestead at Bryan Farm

Public Hearing

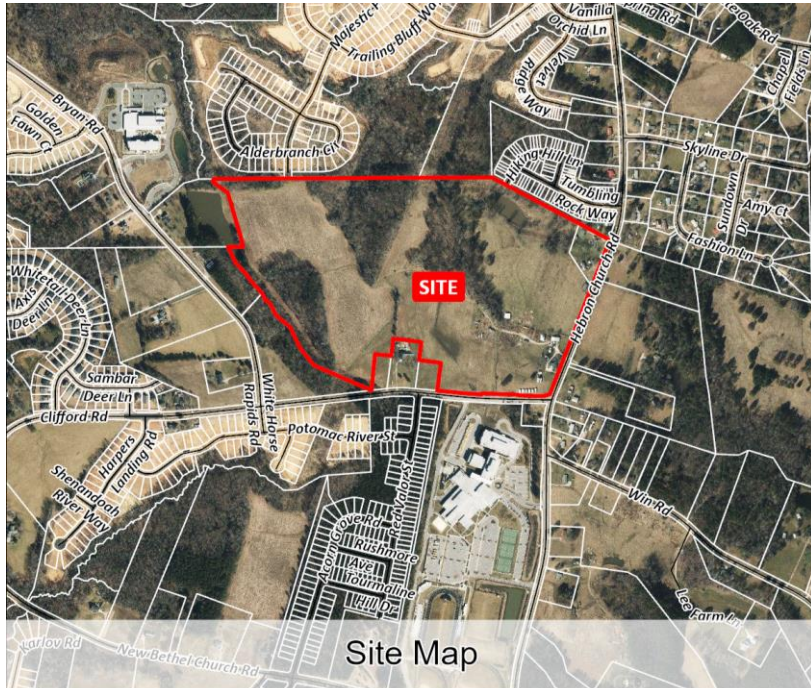
May 7, 2024

# At a Glance

Applicant: Lennar Corporation

Owner: Ben Hagwood, Joyce Hagwood, R A Bryan Farms LLC

Request: Tier 2 conditional rezoning request submitted by the Lennar Corporation to rezone 99 +/- acres from Rural Agricultural (RA) to Residential 8 (R8 C306) Conditional for the development of approximately 291 townhouse and single-family detached units. This site is located on the west side of Bryan Road and north of Hebron Church Road and may be further identified as Wake County PIN(s) 1629-56-8117 and part of 1629-45-3996. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO included.

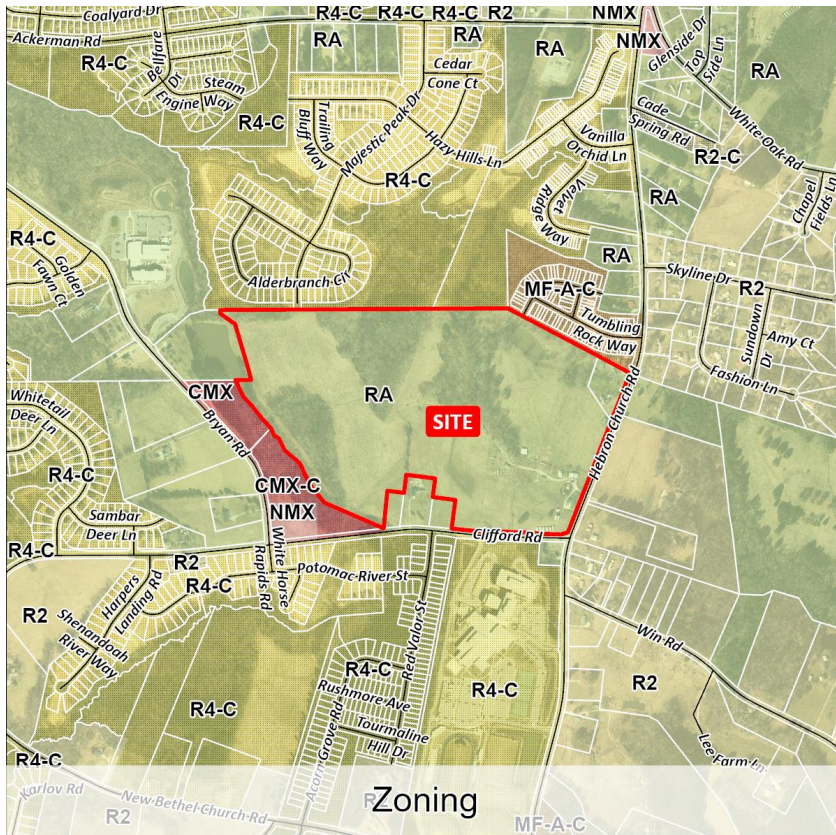




# Zoning and Context

## 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

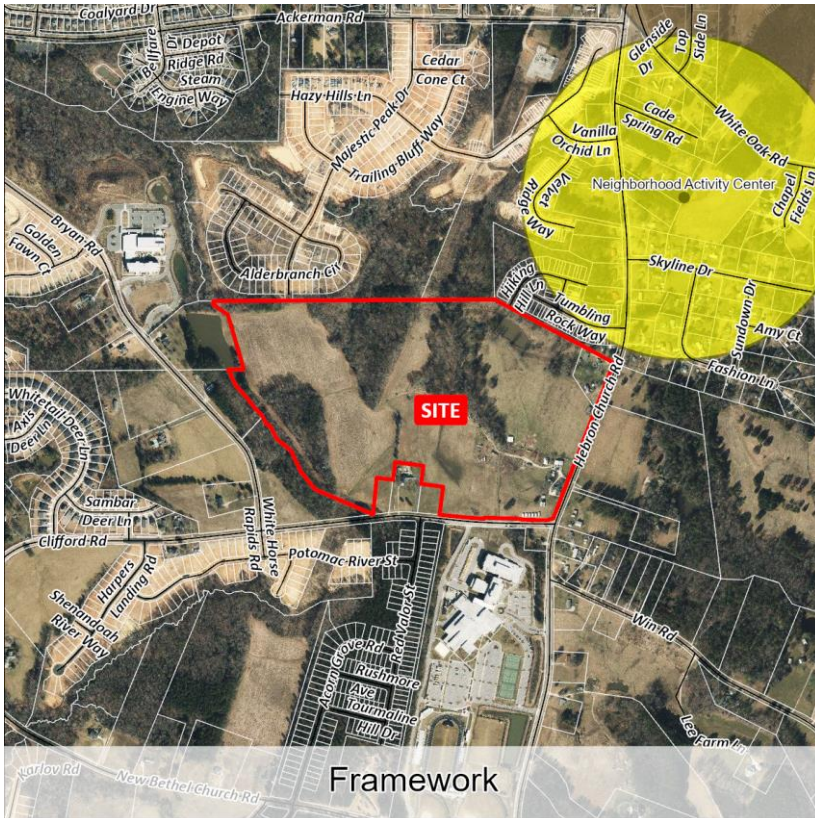


## Context

- A mix of R2, R4-C, and CMX surrounds the site.
- The area is undergoing increased development, with several residential projects under construction or in review with town staff.
- Water and sewer are available and will connect from the adjacent Ridgemoor development.

# Framework

Activity Centers: • Neighborhood Activity Center to the northeast.



- This area of the community consists of a mixture of vacant tracts, agricultural uses, and single-family neighborhoods.
- Since 2015, this area has been transitioning from low-density rural agriculture to suburban developments and densities.
- Hebron Church Road and Clifford Road are NCDOT-maintained roads, classified as secondary routes.
- Hebron Church and Clifford roads also serve as the primary connectors to larger state roads including White Oak Road and NC 50.



# Proposal



## Rezoning: Residential 8 (R8 C306) Conditional

- Narrowed to 2 out of 18 possible uses
  - Townhouse
  - Single-family Detached
- The maximum density shall not exceed 3.12 dwelling units per acre with a maximum of 310 dwelling units.



# Proposal

## Other Conditions: Amenities and Aesthetics



- Two play lawns (minimum 10,000 sq ft) shall be provided within the development.
- Cantilevered projection shall have cosmetic brackets or shelf supports directly underneath them. Unit offsets
- Articulation of the front façades of townhomes and/or an offset between units will be provided to avoid flat building faces.
- No vinyl siding
- The following is required, but not limited to, in the main amenity: swimming pool, cabana, benches, trash receptacles, and bike racks. Covered unit entryways/porches
- A decorative light fixture, a minimum of 6" wide and 12" long, shall be included on all garage door façades.



# Proposal: Master Plan



SITE DATA TABLE	
PIN(S)	1629453205, 1629568117
Total Site Area	4.7 - 99.17 acres
Overlay District	Lower Swift Creek Overlay
Current Zoning	RA (Garner)
Proposed Zoning	RB (Garner)
Future Land Use Designation	Residential Neighborhood
Open Space Required (10%)	+/- 992 acres
Open Space Provided	992 acres



# Proposal

## Master Plan Data:



99.17 +/- acres of R8

- 88 SFD
- 204 Townhouses

9.92 +/- acres of open space required

- 25% must be active space
- Combination of conservation and recreation space
- Conservation
  - Riparian buffer areas and wetlands
- Recreation
  - Qualifying open areas, amenities, and pedestrian trails with connections to a new segment of public greenway.)



# Proposal

## Stormwater and Utility Notes:

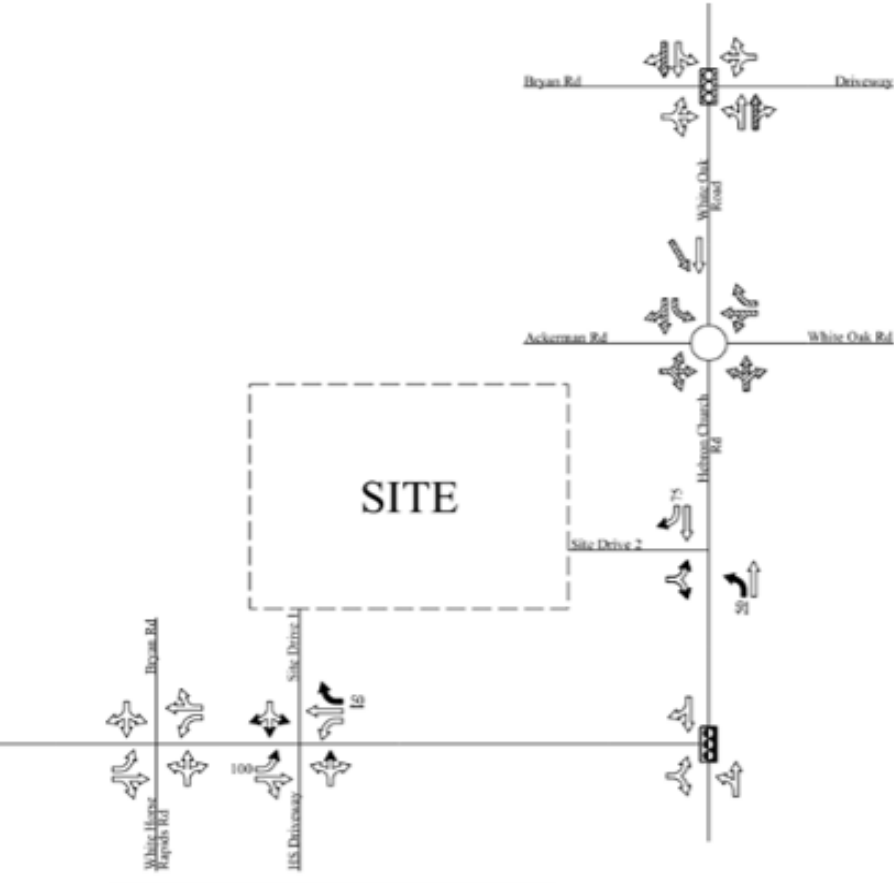


- Not in watershed protection area
- Subject to water quality (nitrogen) and quantity requirements
- 1 surface SCM
- Connection to new water main from Ridgemoor.
- Sewer lines will be extended to adjacent and upstream properties per the Raleigh Water policy.

# Proposal

## Transportation Notes:

- Expected 2,555 trips on the average weekday;
- AM peak hour: 44 trips in, 134 trips out
- PM peak hour: 134 trips in, 87 trips out
- TIA completed in June 2023
- No off-site improvements are recommended as needed to reflect the limited proportional impact of the added traffic generated by this proposal
- Figure to the left shows the 2027 future build out lane configuration and the requirement for a new 50-foot dedicated northbound left turn lane on Hebron Church Road and a new 50-foot dedicated westbound right turn lane on Clifford Road





# Proposal

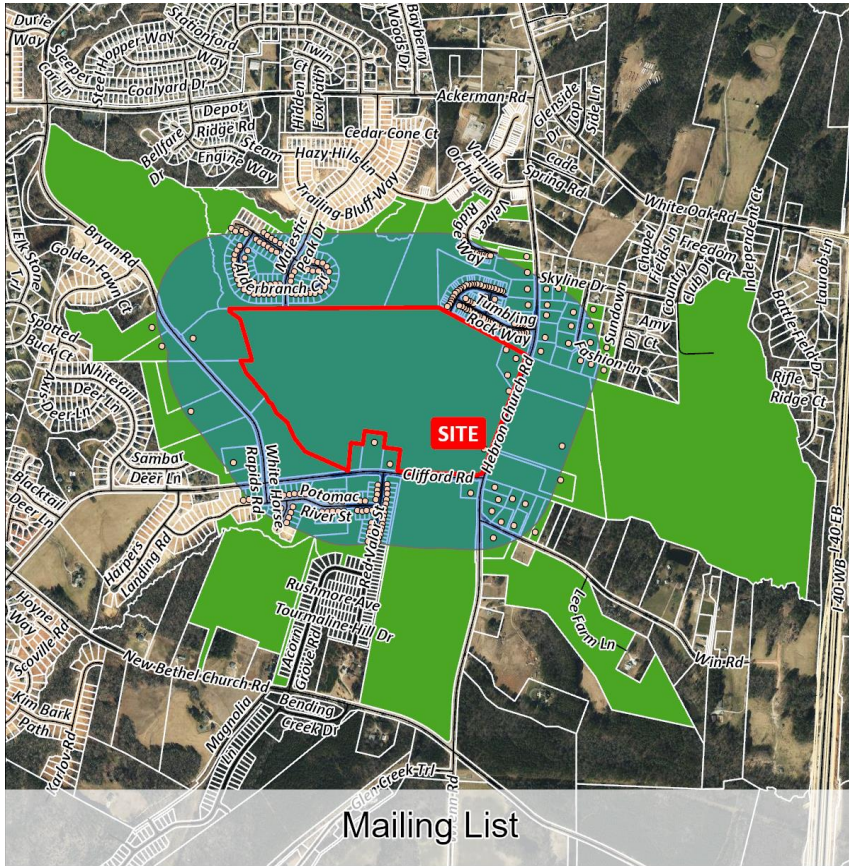
## Environmental and Cultural Resource Notes:



- Existing stream with associated buffers along the northern boundary of the project
- Existing pond, which is proposed to be drained
- A public greenway is proposed within the utility easement that bisects the site
- The historic farmhouse on the corner of Clifford Road and Hebron Church Road is proposed to remain

# Review

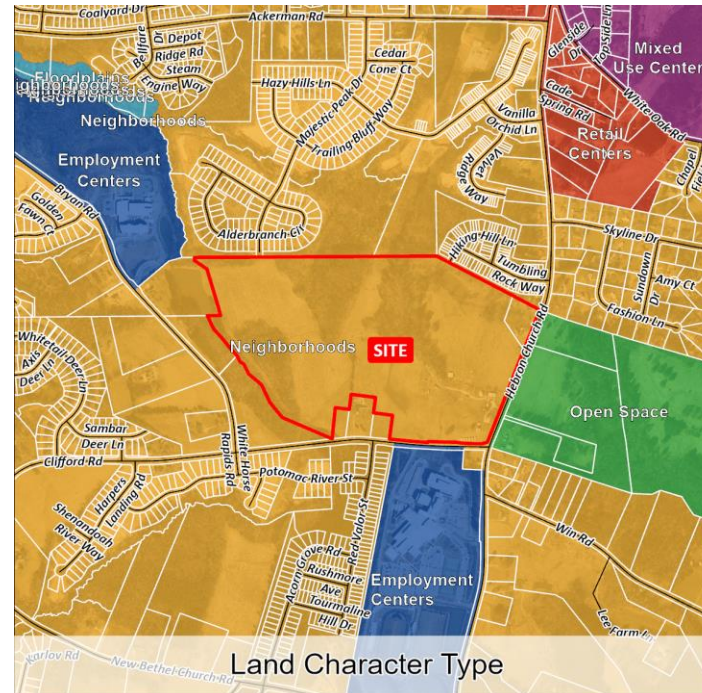
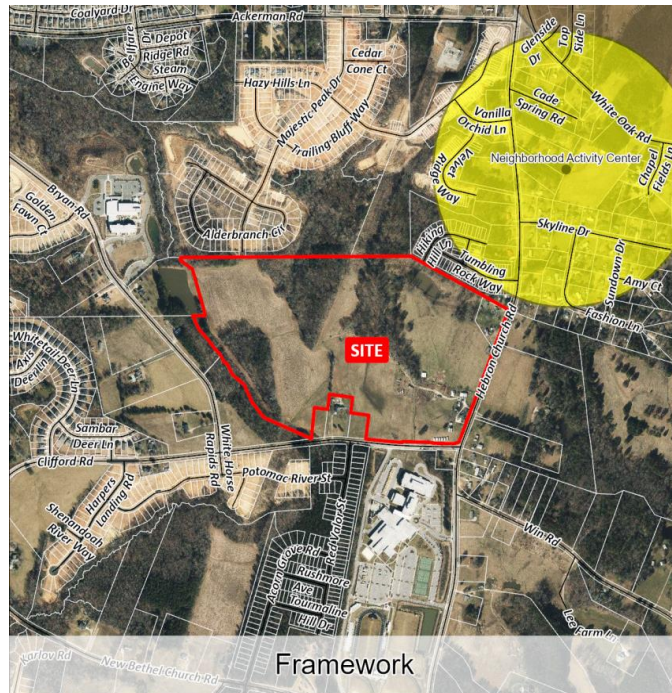
- Observations:
- 126 properties and occupants notified for neighborhood meetings
  - Meeting #1 – June 26, 2023
  - Meeting #2 – January 23, 2024
  - 9 attendees at first meeting; 11 at second meeting
  - Full meeting information attached to staff report





# Review - Framework

Not within an Activity Center  
Neighborhoods Area Character Typology  
Level Two – Area to Strengthen

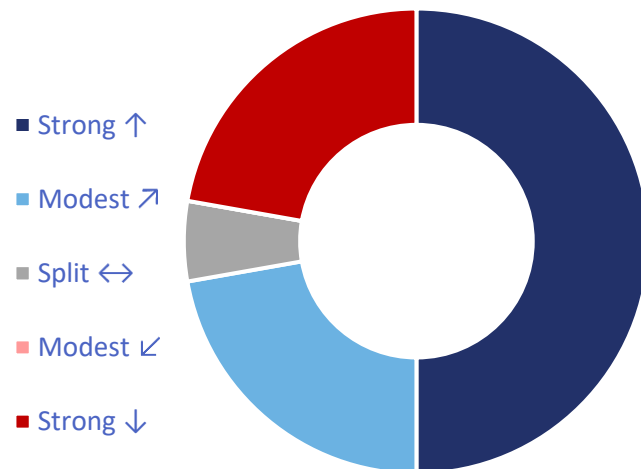


# Review - Framework Consistency

## 18 Growth Framework criteria evaluated

- 9 strongly consistent
- 4 modestly consistent
- 1 split
- 0 modestly inconsistent
- 4 strongly inconsistent

GROWTH FRAMEWORK CONSISTENCY



## Strong Inconsistencies

- Lacks a playground open space feature

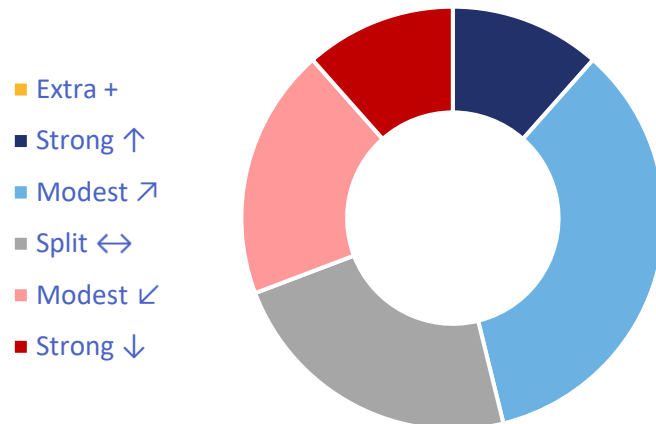


# Review - Land Use and Community Character Consistency

2 criteria determined applicable or possible to meaningfully address

- Consistency is divided currently
- 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

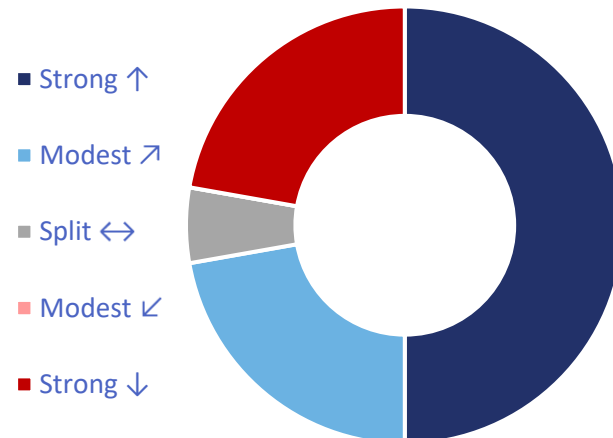
LAND USE AND COMMUNITY CHARACTER CONSISTENCY



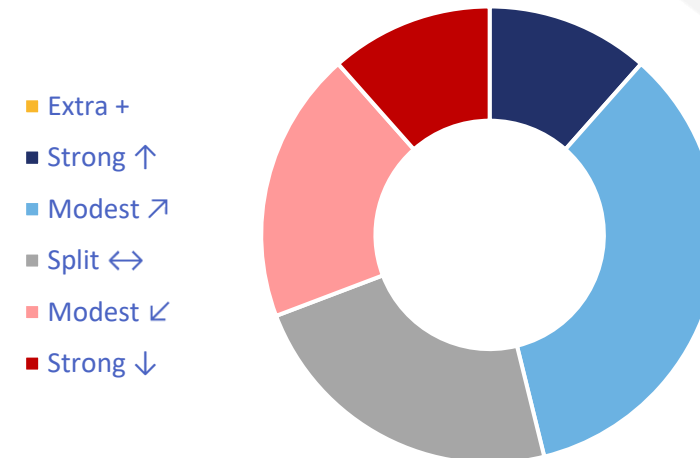
# Review - Overall

- 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

GROWTH FRAMEWORK  
CONSISTENCY



LAND USE AND COMMUNITY  
CHARACTER CONSISTENCY







# NEXT STEPS

## Next Steps

- Finish conducting and continue public hearing
- Applicant to receive feedback and consider adjustments as necessary
- Staff to work with applicant based on recent Council discussions regarding townhouse characteristics