



# SUP-SP-23-01 Burnette Farms Apartments

Public Hearing

May 7, 2024

# At a Glance

Applicant: Madison Holdings, LLC

Owner: ITAC 356, LLC

Request: Madison Holding LLC is requesting special use permit approval for maximum of 348 multifamily (triplex and higher, including Apartment) household living units located at 4100 Auburn-Knightdale Road which can be further identified as Wake County PIN 1731607909 (portion of).



Site Map

# Zoning Context

Zoning: Multi-Family B Conditional (MF-B C258)

- Current Uses – Vacant, agricultural

## Context

- This project received conditional zoning approval through CZ-MP-22-01 on January 17, 2023
- Submitted under previous UDO
- A mix of R4, R2, and RA surrounds the site
- Water and sewer are readily available
- Future NC 540 ramp proposed on Rock Quarry Road nearby



# Site Conditions:

Zoning Conditions: • Permits the development of 348 apartment units

• The multi-family apartments shall include the following amenities:

- Clubhouse with health club totaling a minimum of 6,000 sf;
- Swimming pool, sun deck and grilling area totaling 2,500 sf
- Play lawn and outdoor gathering space measuring at least 150' X 75'; and
- Landscaped dog park with seating totaling a minimum of 2,000 sf.



# Architectural Conditions:

## Zoning Conditions:

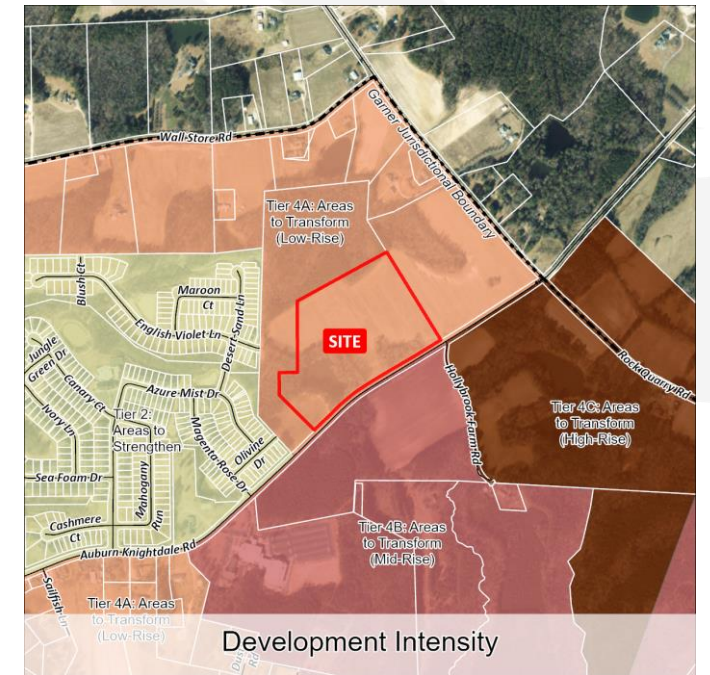
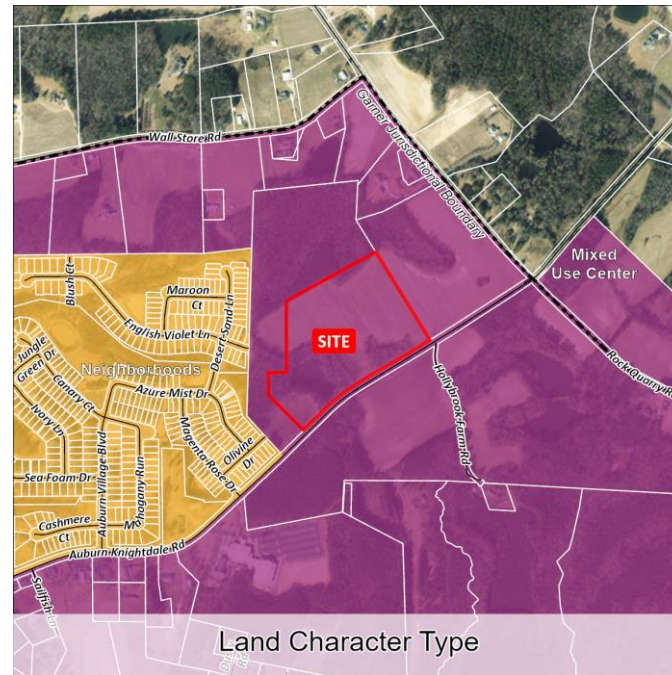
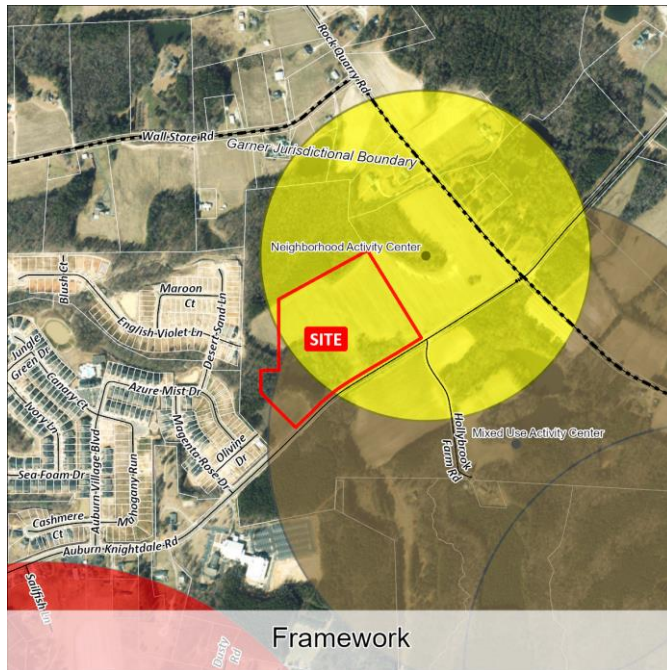
- The permitted primary exterior building materials for the principal and accessory buildings developed on the site shall be brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding or a Combination of the foregoing and shall vary in type and color;
- The masonry component shall be a minimum of 20% per building;
- Vinyl may not be used as an exterior building material. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings; and
- Offsets in the plane of each façade for each apartment building to be provided. secondary (s ide) facades shall have hip roofs; primary facades (front and rear) shall have hip accents with roof planes that vary from the primary roof plane;
- Primary (front or rear) facades addressing public streets shall not contain breezeway openings with visible stairwells; and
- The project shall include a mix of building types.



# Comprehensive Plan Context

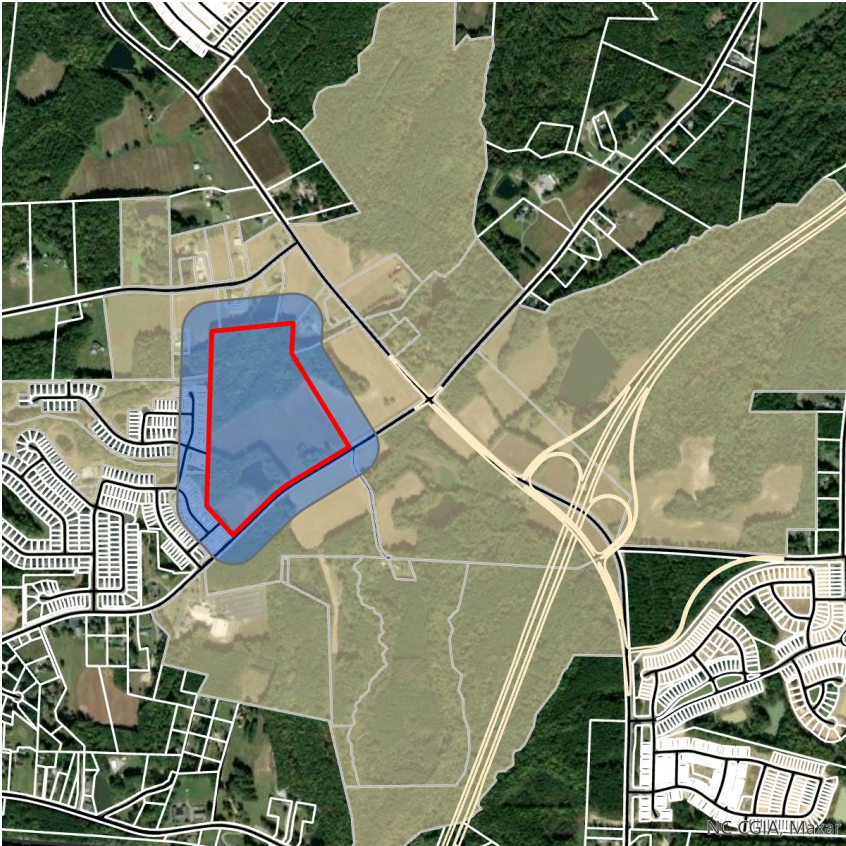
The site is within a Neighborhood Activity Center and a Community Activity Center with the north side of Auburn-Knightdale Road primarily being focused on the Neighborhood Activity Center.

Additionally, the site is part of a large Mixed Use development typology area and is called out as a Level 4, A: Low-Rise area of transformation.



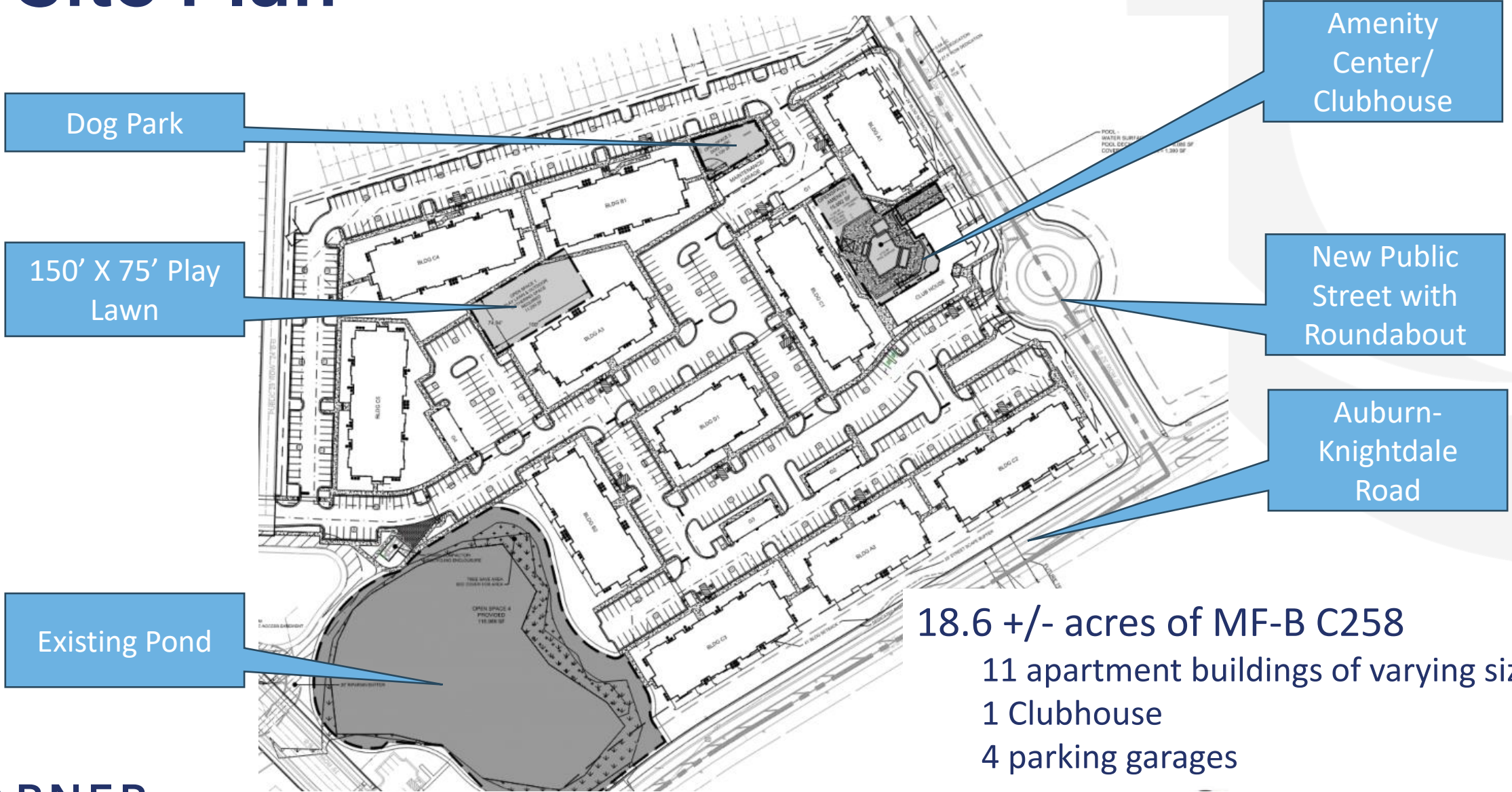
# Neighborhood Meeting

- Observations:
- 88 properties and occupants notified for neighborhood meetings
  - Meeting #1- March 25, 2024 - held in the Best Western Plus on Mechanical Blvd at 6:00pm with 6 people documented in attendance.
  - Full meeting information attached to the online version of the staff report





# Site Plan



Dog Park

150' X 75' Play Lawn

Existing Pond

Amenity Center/Clubhouse

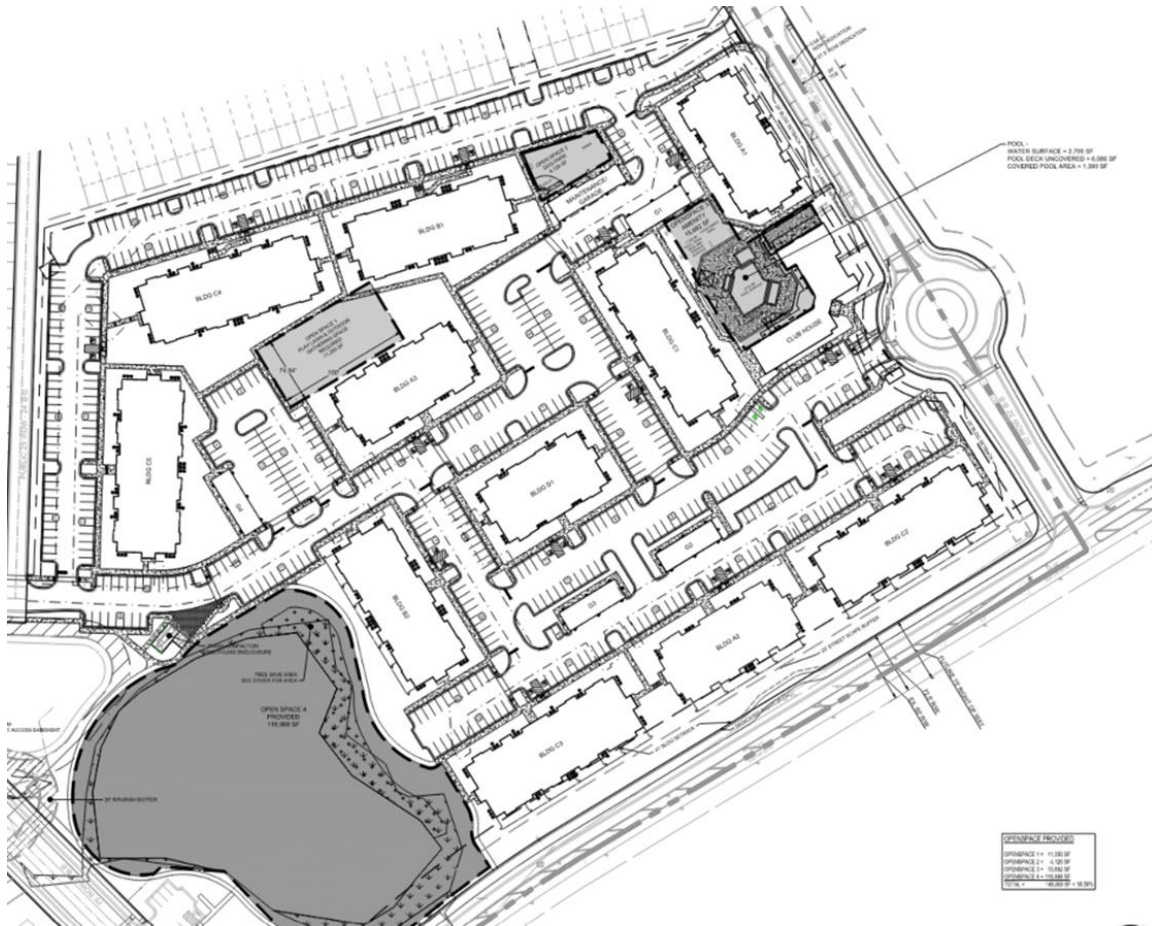
New Public Street with Roundabout

Auburn-Knightdale Road

18.6 +/- acres of MF-B C258  
11 apartment buildings of varying sizes  
1 Clubhouse  
4 parking garages



# Open Space



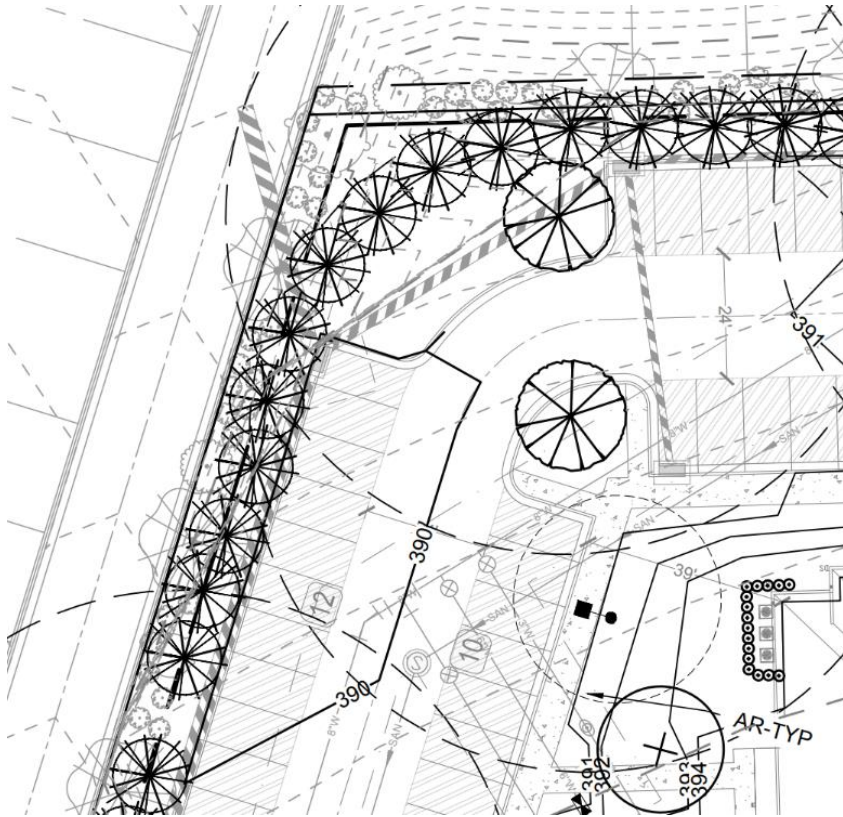
- 1.86 +/- acres of open space required, 3.40 proposed
- Combination of conservation and recreation space
  - Conservation: Existing pond/ wetlands with walking trail
  - Recreation: Play lawn, dog park and amenity center with pool

# Stormwater

- Not located within the watershed protection area
- Subject to stormwater water quality requirements for nitrogen only as well as water quantity requirements for the 1-, 10-, and 25-year storm events.
  - This development plan will utilize four (4) proposed wet retention ponds associated with the development of the adjacent Burnette Farms Subdivision (townhouses) to treat impervious surface from this multifamily part of the overall development
- Nitrogen offset payment will also be required as part of this development



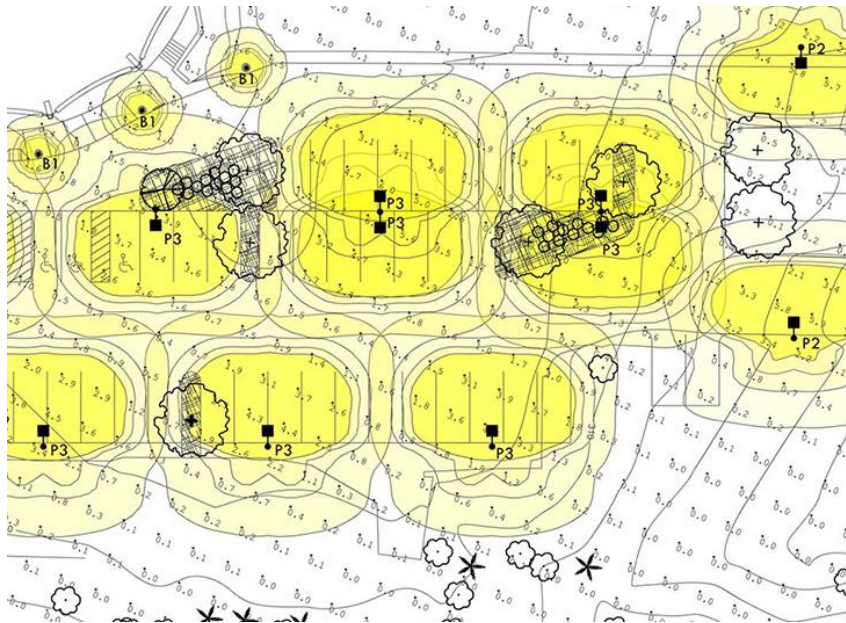
# Landscape and Buffers



- Requirements met with existing vegetation and supplemented with new plant material where required
- Tree Canopy Coverage:
  - Minimum coverage required: 12.5%
  - Provided: 7.8% preservation (some of which is from townhome development as part of CZ-MP-22-01 rezoning) with additional 4.7% of coverage provided by new plantings
- Street Trees: Trees provided along public street frontage every 40 feet as required
- Perimeter Buffers: A 7.5-foot street buffer along townhome subdivision (50% reduction applied) per effective UDO

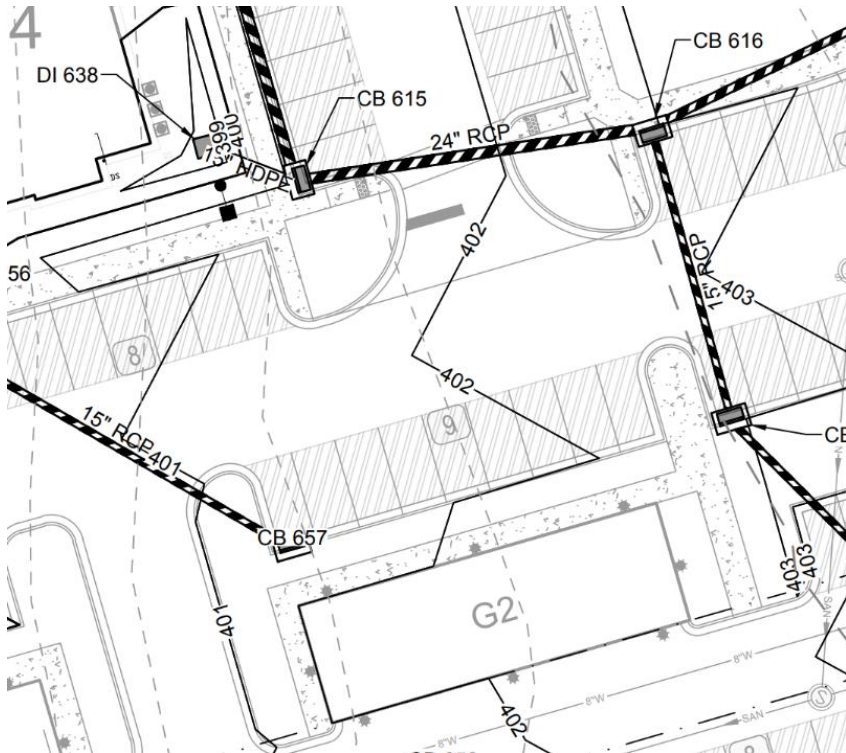
# Lighting

- Site plan lighting meets both the requirements of the UDO and staff policy regarding LED fixtures.



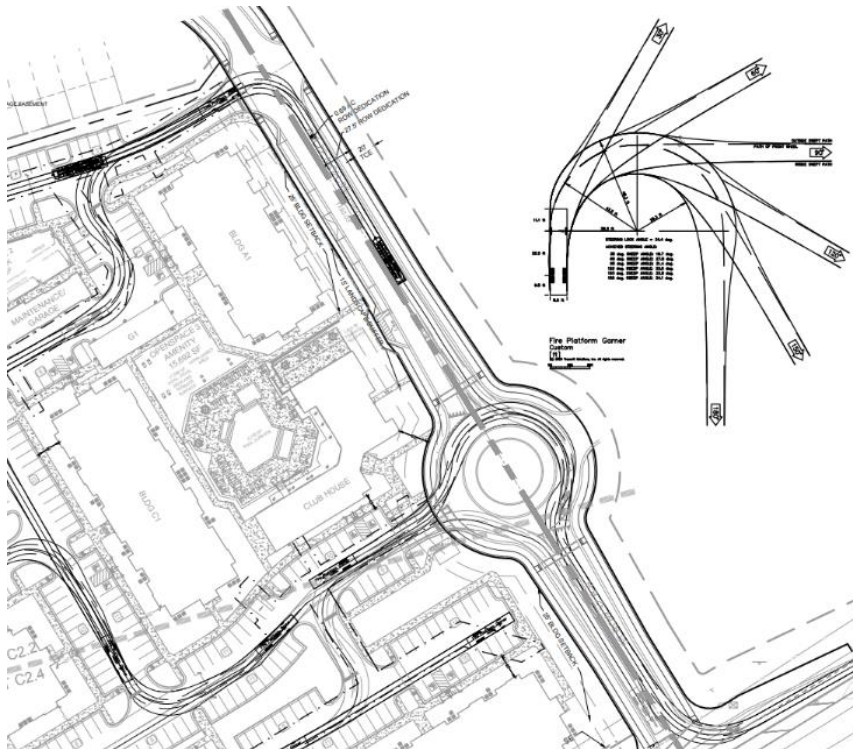
# Parking

- Parking requirements are as noted:
  - 1½ spaces for each one-bedroom unit;
  - 2 spaces for each two-bedroom unit;
  - 2½ spaces for each unit with three or more bedrooms,
  - plus one additional space for every four units in the development
  
- The applicant is using the flexibility in administering parking standards as permitted in section 7.4.C. for a 15% reduction (108 spaces).
  - Required: 720
  - Proposed: 603



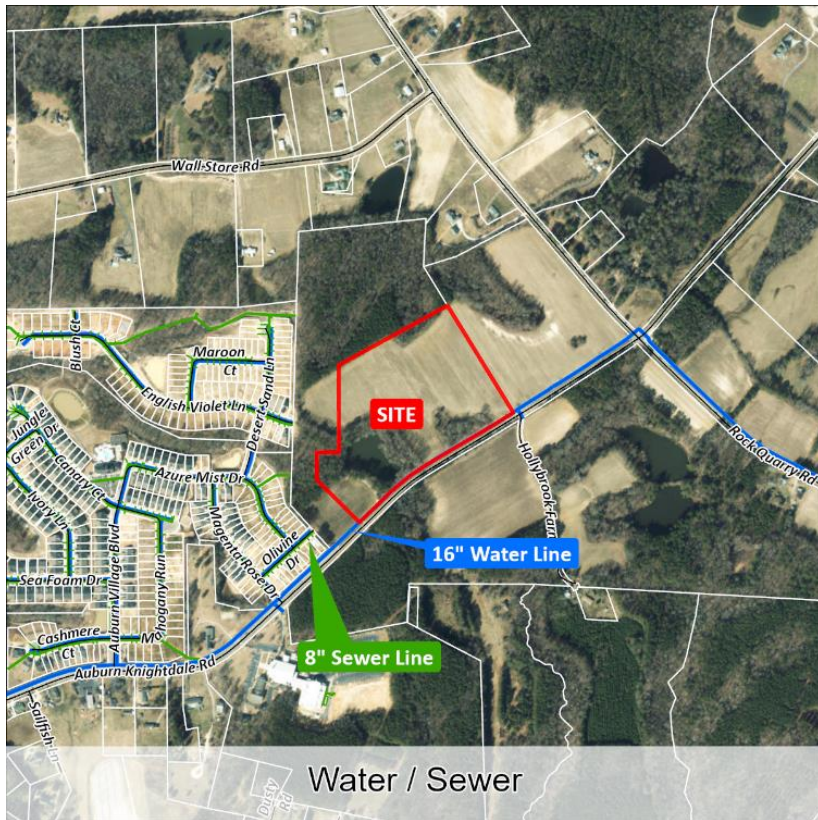
# Fire

- Turn radius exhibits for emergency vehicles accessing the site provided
- Sufficient spacing and provision of hydrants

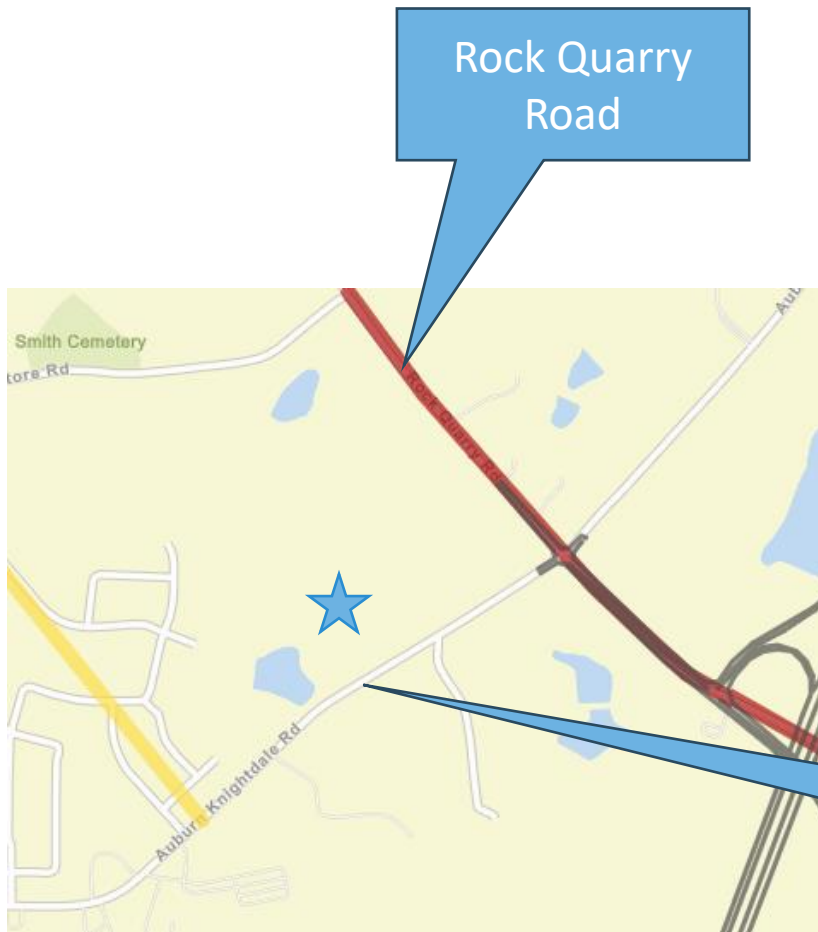


# Utilities

- Site has access to City of Raleigh water and sewer infrastructure
  - Existing 16" water main along Auburn-Knightdale Road
  - Existing 8" sewer main will be extended from Auburn Village
- Main extensions being provided as part of the adjacent townhome portion of the project and the overall subdivision requirements



# Transportation:



- A Traffic Impact Analysis (TIA) was completed with the rezoning case CZ-MP-22-01
- The adjoining Burnette Farms Subdivision is responsible for constructing the proposed driveways and frontage improvements:
  - Along Auburn Knightdale Road, the development proposes two full access driveways and will widen the frontage to half of a three-lane major collector road with curb, gutter, and 10' multi-use path



# Environmental and Cultural Resources:

- The site does not contain any FEMA designated floodplains
- The existing pond on site will remain
- No cultural resources identified



# Building Design



- Elevations provided for each building façade and each building along with material calculations in keeping with architectural zoning conditions



# TRC Finding and Recommended Conditions



TRC finding of consistency with the regulations of the UDO, so long as the following conditions are applied and adhered to:

1. Prior to construction drawing approval, the applicant is required to permit the water as public and the sewer as private with plan and profile for both.
2. Prior to construction document approval, required final plats shall be recorded with the Wake County Register of Deeds;
3. Prior to issuance of building permit, construction plans for the associated subdivision must be approved.
4. Prior to issuance of building permit, payment of Engineering Inspection fees shall be paid to the Town of Garner.
5. Prior to issuance of building permit, the Garner Engineering Department shall be in receipt of documentation that a nitrogen offset payment has been made to an approved mitigation bank.
6. Prior to issuance of building permit, annexation request must be submitted to the Planning Department.



# Motions

**SEE: IV. RECOMMENDATION**

in staff report for motion options:

- ① *Meets 8 SUP Criteria and Draft Motion to Approve*
- ② *Does Not Meet 8 SUP Criteria and Draft Motion to Deny*