



# SUP-SP-23-02 Swift Creek Apartments

Public Hearing

June 4, 2024

# At a Glance

Applicant: Bass, Nixon, and Kennedy, LLC

Owner: Swift Creek Apartments, LLC

Request: Special use permit request submitted by Bass, Nixon and Kennedy, LLC to construct a mixed use multifamily and retail development consisting of a maximum of 613 apartment units and 23,245 square feet of commercial space on a 40.91 +/- acre site located at 6201, 6301 and 6355 Fayetteville Road which may be further identified as Wake County PINs 0790654255, 0790559818 and 0790559977.



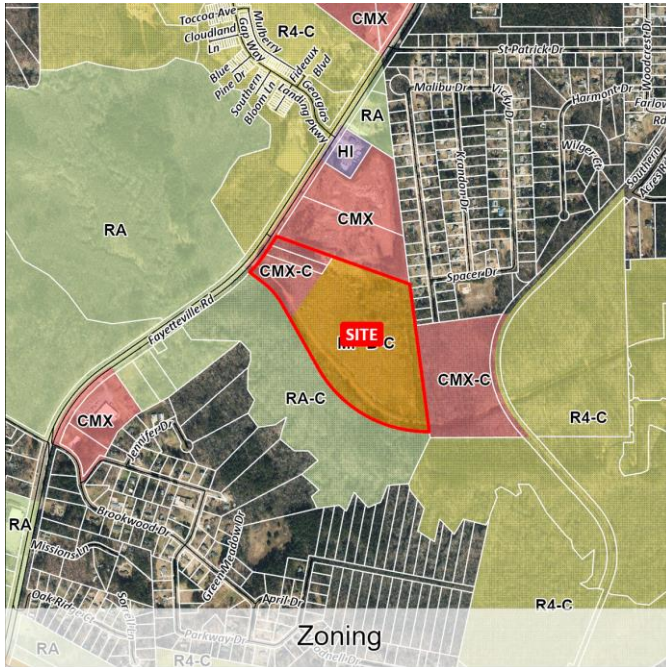
# Zoning and Context

Zoning: Multifamily B (MF-B C258) Conditional and Commercial Mixed Use (CMX C258) Conditional,

- Current Uses – Vacant

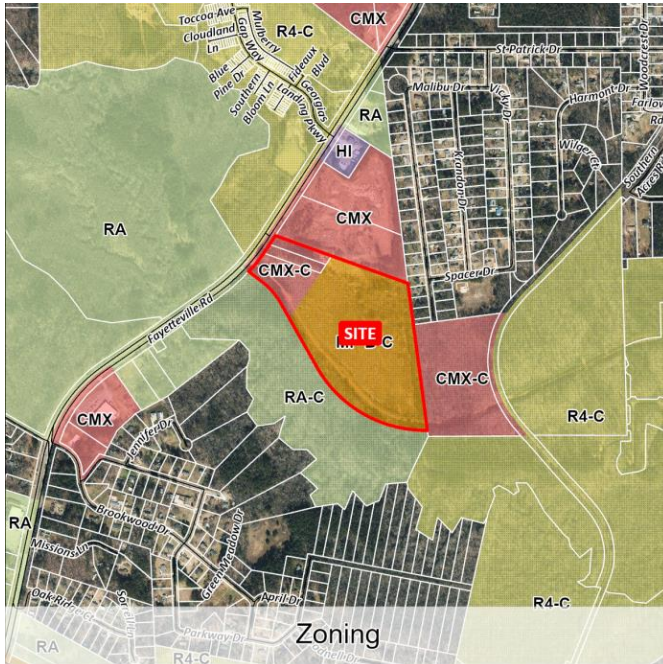
## Context

- This project received conditional zoning approval through CZ-MP-22-04 on June 20, 2023.
- A mix of CMX, RA and R4 surrounds the site.
- Water and sewer are readily available.
- Project will construction its portion of the Vandora Springs Extension.



# MF-B Site Conditions:

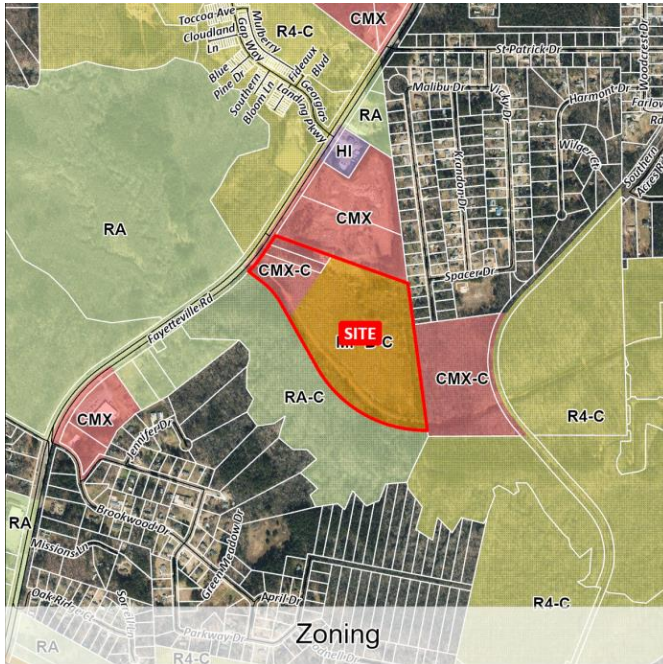
- Permit up to 613 apartment units and 23,245 square feet of commercial space
- Site plan met the conditions agreed to in the rezoning case CZ-MP-22-04, including the following:
  - The multi-family zoned portion of the project shall meet the following conditions:
    - Maximum residential density shall be limited to 14.5 dwelling units per acre.
    - Development shall conform to the approved master plan.



# MF-B Site Conditions Continued:

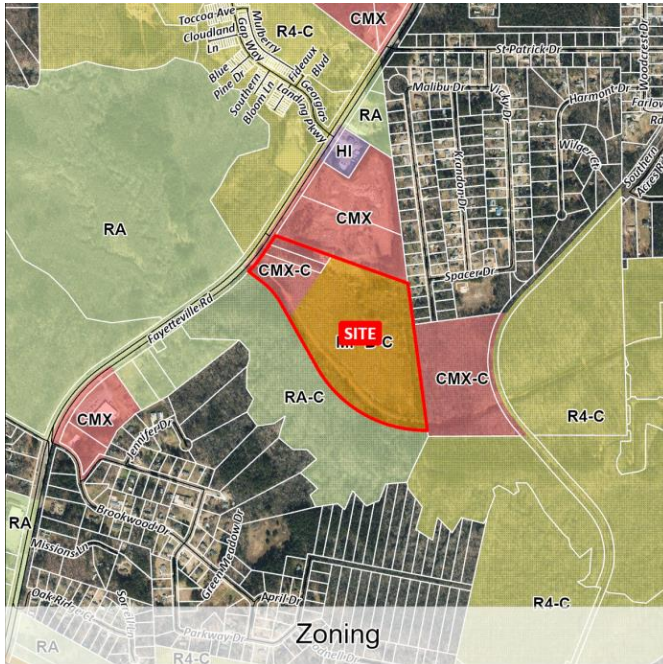
The development shall include the following amenities within the MF-B zoned area of the development:

- a. Community club
  - 1) Restrooms for residents
  - 2) Cyber café
  - 3) Business center
  - 4) Club room
  - 5) Fitness center
  - 6) Minimum 1,350 square foot zero-entry swimming pool
- b. Dog park with watering station and benches
- c. 70' x 180' multi-purpose play lawn
- d. Pocket Park



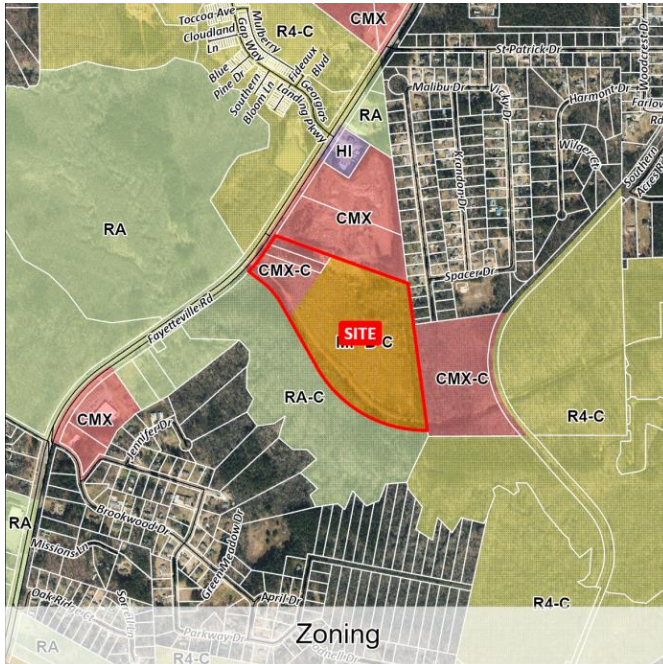
# MF-B Site Conditions Continued:

- A minimum of six (6) pet waste stations, evenly located throughout the MF-B conditional zoning district, will be provided.
- 12 electric vehicle (EV) charging stations will be provided in addition to the minimum required by the Town of Garner UDO.
- Valet service for garbage and recycling collection will be provided by the property manager for all residents.
- Hours of operation for trash collection by the waste collection service will be limited to the hours between 8:00 am and 5:00 pm.
- 150 percent of required compactor landscape screening will be provided at all compactor locations.
- All lawn areas shall utilize warm season grasses only.
- A 6' asphalt trail will be provided around the stormwater device.



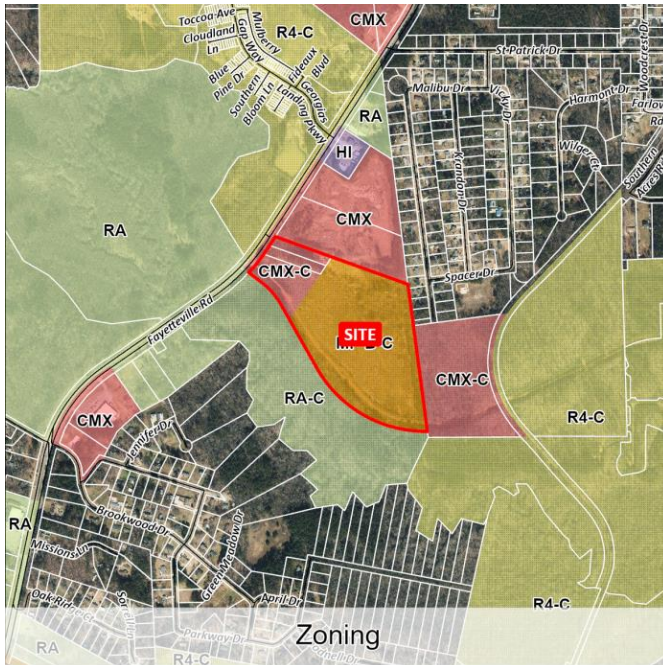
# MF-B Site Conditions Continued:

- Stormwater control facilities shall be designed to the 100-year storm, as measured in UDO Section 11.1.4.
- Developer shall commit to a minimum fifty (50) tree save area replacement trees within and/or adjacent to vehicular use areas as prescribed in UDO Section 11.3.4.G.
- Developer shall dedicate a transit easement measuring 15' x 20' along the property's Vandora Springs Road frontage. The location of the transit easement shall be determined and agreed to by the Town and developer during subdivision or site plan review. This condition shall be satisfied if a transit easement is dedicated on the CMX-zoned portion of the site.



# CMX Site Conditions:

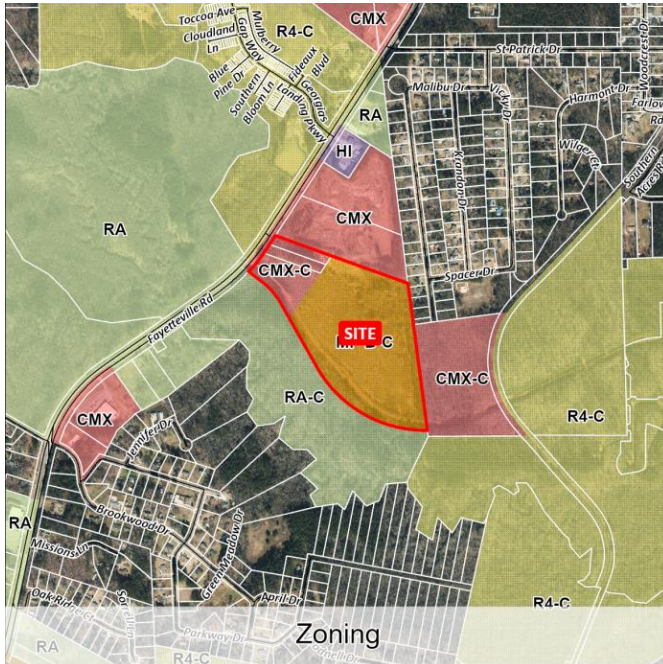
- Development will conform to the approved master plan.
- The development shall include the following amenities:
  - Public lawn for community events, including temporary shade structures, outdoor dining areas with lighting and Movable tables and chairs.
- Provide a minimum of 2 (two) pet waste stations evenly located throughout the site.
- Three (3) EV charging stations will be provided in addition to the minimum required by the Town of Garner Udo.
- Valet service for garbage and recycling collection will be provided by the property manager for all residents.
- Hours of operation for trash collection by the waste collection service will be limited to the hours between 8:00 am and 5:00 pm.
- 150 percent of required compactor landscape screening will be provided at all compactor locations.
- All lawn areas shall implement warm season grasses only.





# CMX Site Conditions Continued:

- Subject To NCDOT and Town of Garner approval, developer shall construct a right-in, right-out emergency vehicle driveway to access Fayetteville Road. This access shall not be used for day-to-day vehicle travel by residents, guests or patrons. Final design of the emergency vehicle driveway, if approved, shall be resolved during site plan review.
- Developer shall dedicate a transit easement measuring 15' x 20' along the property's Vandora Springs Road frontage. The location of the transit easement shall be determined and agreed to by the Town and developer during subdivision or site plan review. This condition shall be satisfied if a transit easement is dedicated on the MF-B-zoned portion of the site.
- Stormwater control facilities shall be designed to the 100-year storm, as measured in UDO Section 11.1.4.



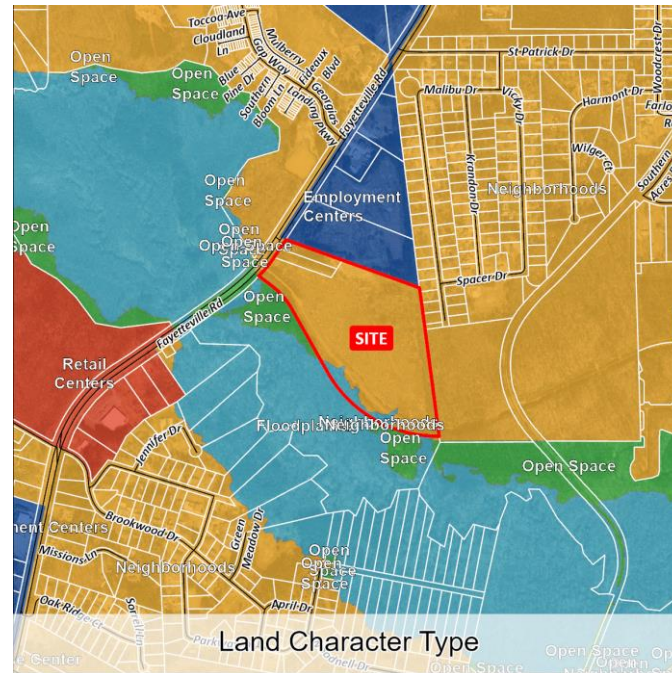
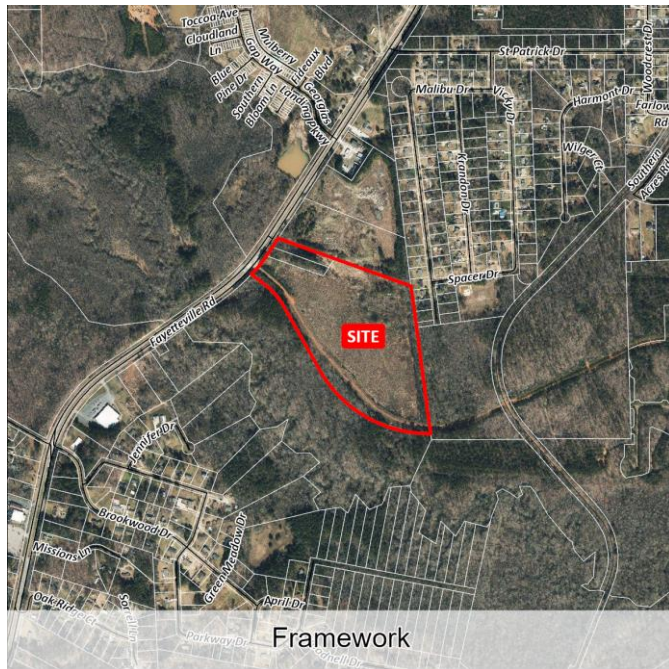
# MF-B and CMX Architectural Conditions:



- Multi-family apartments shall not use vinyl siding and shall have:
  - Cementitious siding that shall vary in type and color with brick, shakes, board and batten or stone accents provided as decorative features; and
  - Slab on grade foundations with masonry extending all the way to the ground with no visible exposed slab.
- Provide 12” overhang on all pitched roofs on carriage units and apartment buildings.
- Windows that are not recessed must be trimmed.
- Minimum garage size for carriage units will be 12'x 24’.

# Comprehensive Plan Context

In the Town's 2023 Garner Forward Comprehensive Plan, the project area is not within an activity center and falls within the Neighborhoods typology, which includes single family detached homes, townhomes, apartments, mixed use, and others. The project site is called out as a Level 2: Area to Strengthen.



# Neighborhood Meetings

Observations:

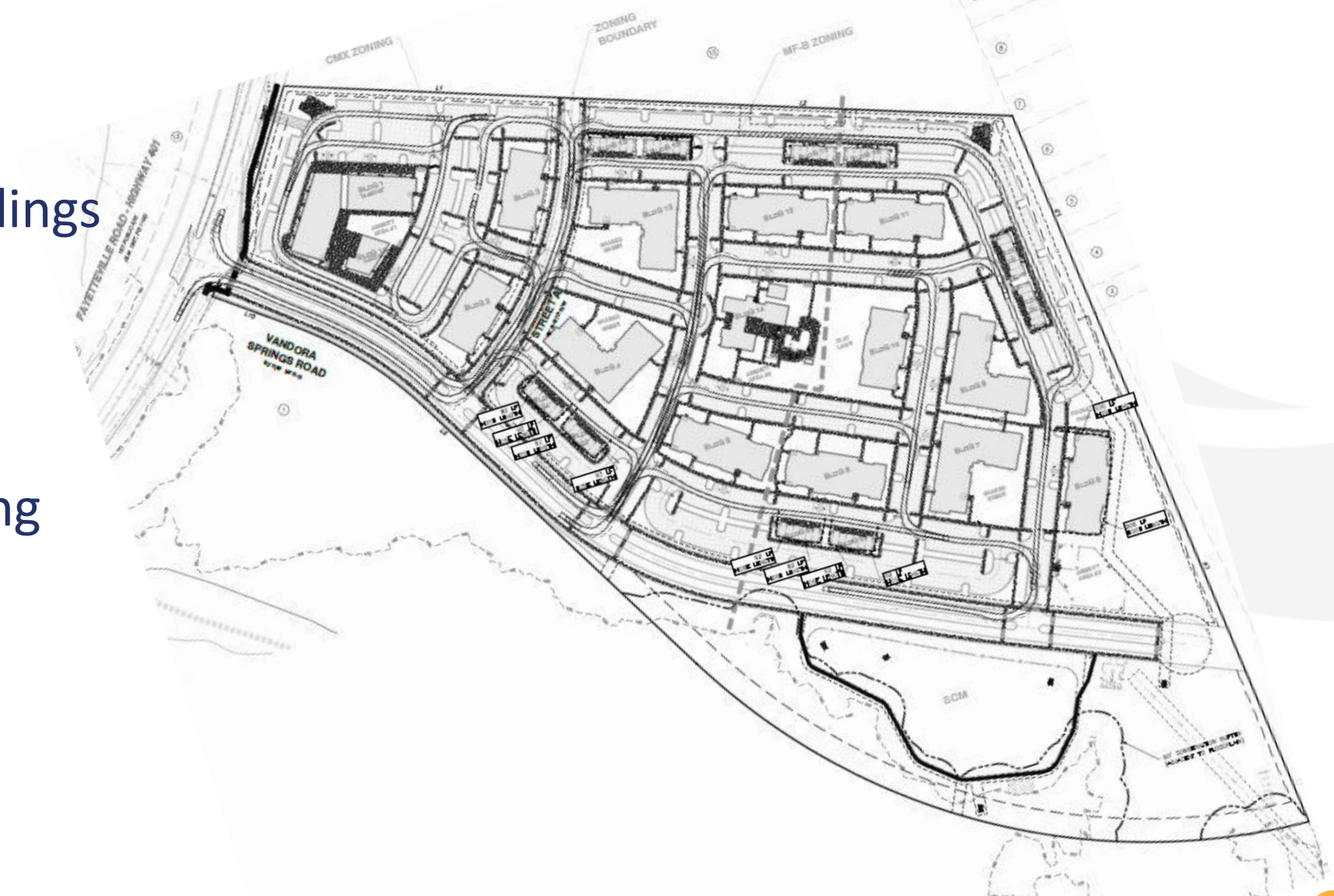
- 47 properties and occupants notified for neighborhood meetings.
- March 30, 2023 - held at the Garner Senior Center at 6:30pm with 2 person documented in attendance.
- November 14, 2023 – held at the Garner Senior Center at 6:30pm with 2 people documented in attendance.
- Full meeting information attached to the online version of the staff report.



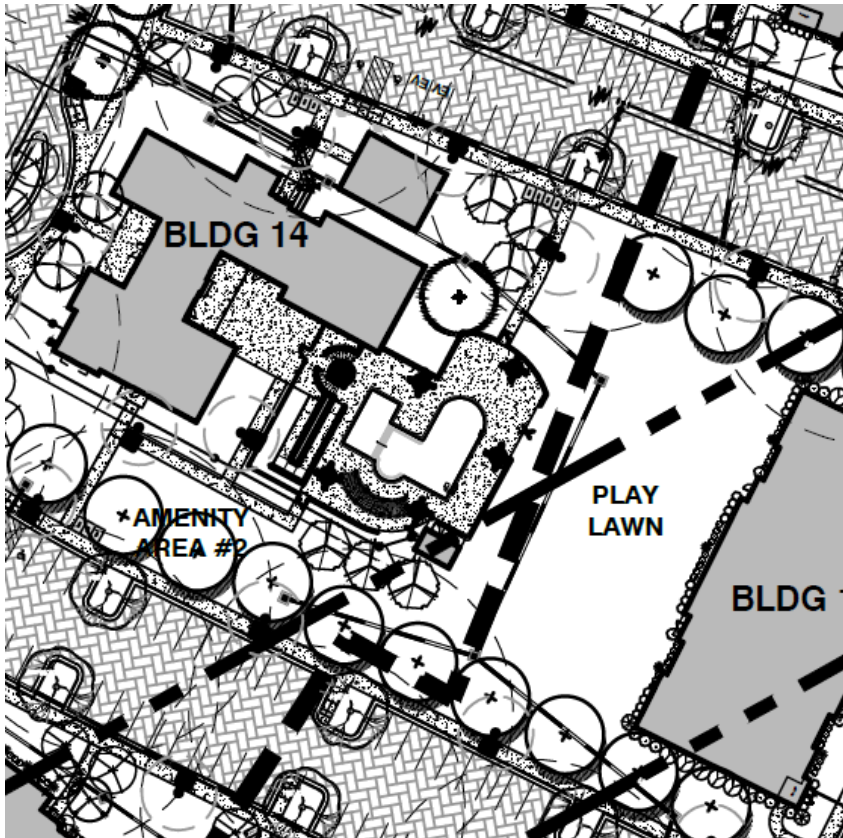
# Proposal: Site Plan

## Units/Building Size:

- 12 apartment buildings
  - 32 units – 3 bldgs.
  - 40 units – 5 bldgs.
  - 60 units – 4 bldgs.
- 1 clubhouse building
- 10 carriage house buildings



# Open Space



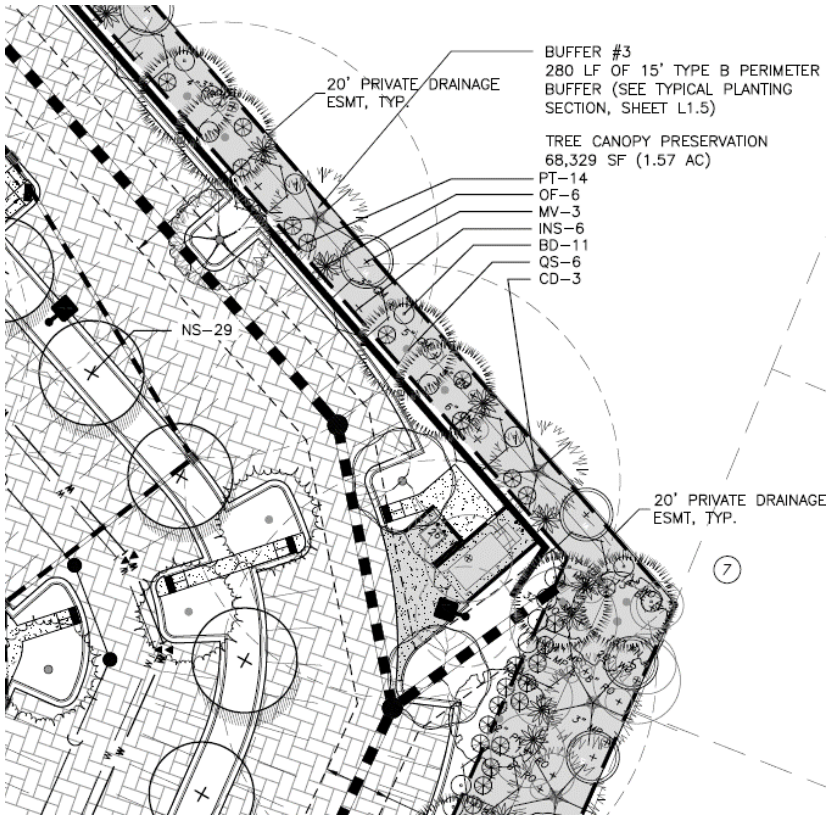
- 4.09 +/- acres of open space required; 18.09 +/- acres proposed
- Consistent with what is required per the zoning conditions and the requirements of the applicable UDO
- Combination of privately maintained conservation and recreation space
  - Conservation: Floodplain, conservation buffers and walking trails
  - Recreation: Pocket park, multi-purpose lawn, dog park and clubhouse

# Stormwater



- Subject to stormwater water quality requirements for nitrogen only as well as water quantity requirements for the 1-, 10-, and 25-year storm events
  - Additionally meets the 100-year storm event
  - The wet retention pond will satisfy all nitrogen and total suspended solids requirements as well as water quantity requirements
  - The permeable pavement will be required to be designed according to the NCDEQ Stormwater Design Manual's minimum criteria
- Nitrogen offset payment will also be required as part of this development

# Landscape and Buffers

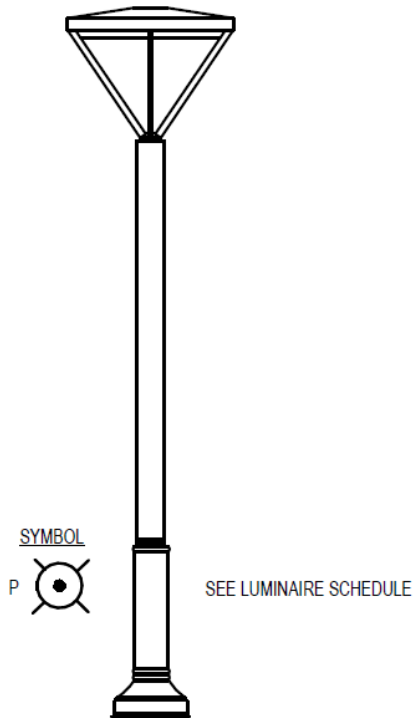


- Requirements met with existing vegetation and supplemented with new plant material where required
- Tree Canopy Coverage:
  - Minimum coverage required: 20%
  - Provided: 18.19% preservation with additional 1.81% of coverage provided by new plantings
- Street Trees: Trees provided along public street frontage every 40 feet as required
- Perimeter Buffers: 15' Type B (north), 45' Type C (south and east)



# Lighting

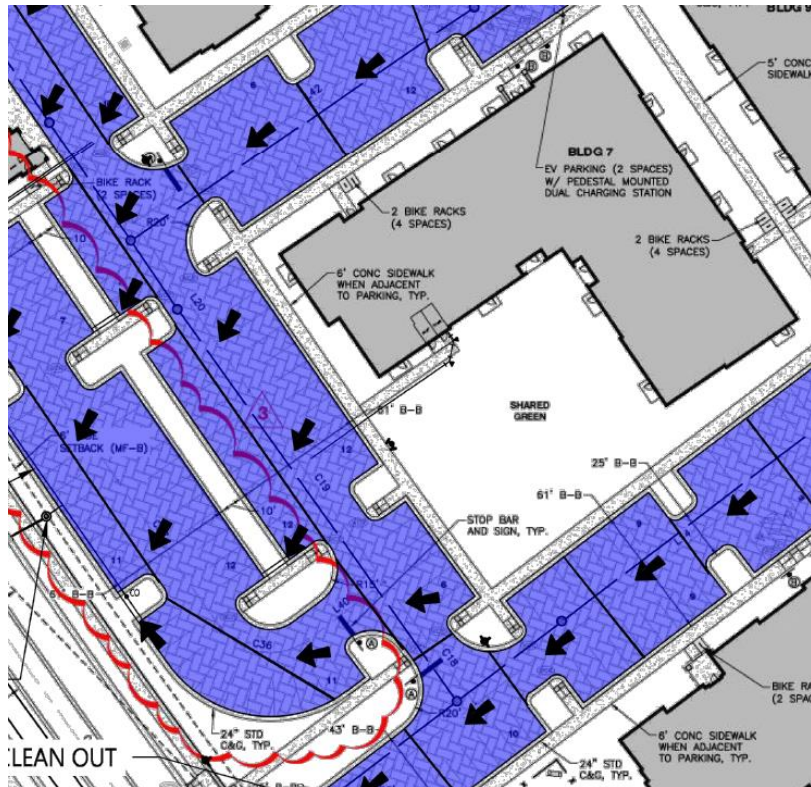
- Site plan lighting meets the requirements of the UDO for light product specifications, pole locations and footcandle distribution



1 FIXTURE "PL" DETAIL  
SCALE: NONE

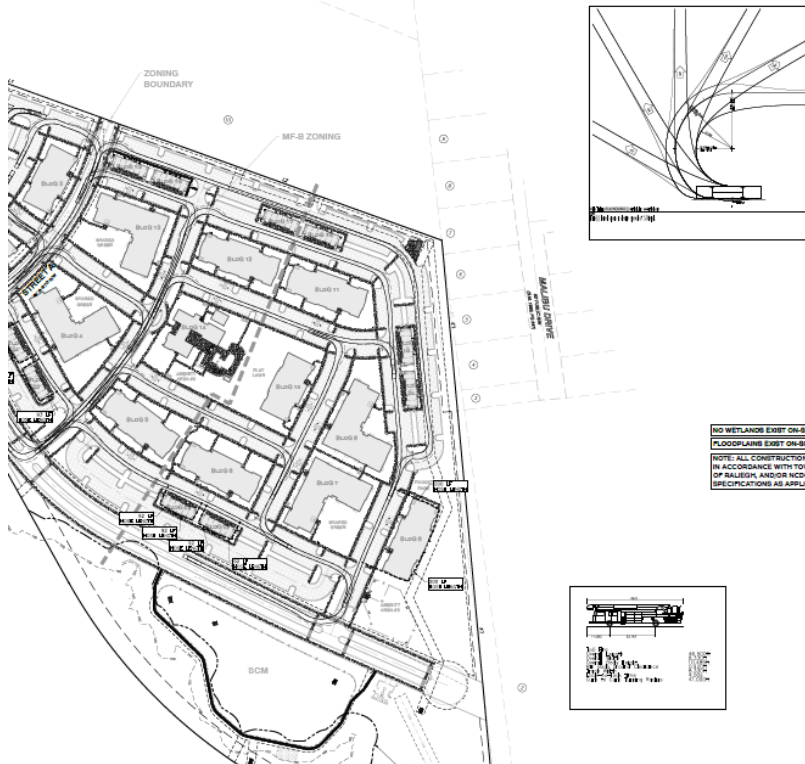
# Parking

- Parking requirements are as noted:
  - 1.6 spaces for each unit,
  - 1 additional space for every 8 units in the development for multifamily development.
  - 1 space per 225 square feet (non-residential)
- Required: 1,163
- Proposed: 1,229



# Fire

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

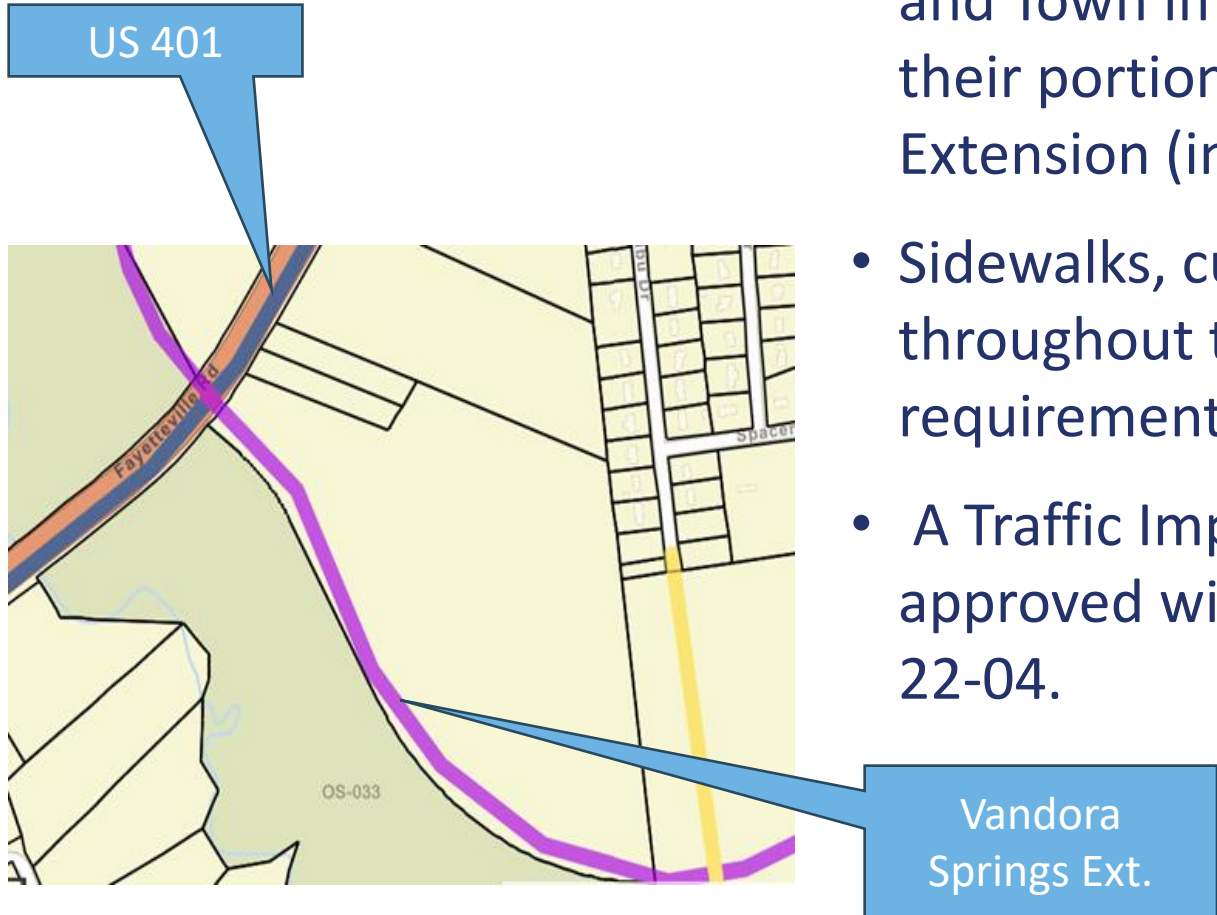


# Utilities

- Site has access to City of Raleigh water and sewer infrastructure
  - Existing 16" water main along Fayetteville Road
  - 8" sewer main will be extended from Georgia's Landing Subdivision
- Meets Raleigh Water policies and regulations



# Transportation:



- Swift Creek Apartments will make required NCDOT and Town improvements along US 401 and construct their portion of the required Vandora Springs Extension (in purple at right).
- Sidewalks, curb and gutter are also being installed throughout the site in accordance with UDO requirements and Engineering Manual specifications.
- A Traffic Impact Analysis (TIA) was completed and approved with the associated rezoning case CZ-MP-22-04.

# Environmental and Cultural Resources:

- The site does contain FEMA designated floodplains that have 50' conservation buffers on both sides of the floodplain
- The appropriate governing authority will have to permit any land disturbance in environmentally sensitive areas
- 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 issuance of building permit, lot must be a lot of record;
2. Prior to issuance of building permit, proof of existing well being properly removed;
3. Prior to issuance of building permit, proof that the existing 30' CP & L easement, DB 12148 PG 1939, being abandoned as necessary;
4. Prior to issuance of building permit, permit from governing agency granting to disturbance within environmentally sensitive areas is required;
5. Prior to issuance of building permit, payment of Engineering Inspection fees shall be paid to the Town of Garner;



# TRC Finding and Recommended Conditions



6. 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;
7. A maintenance plan along with a Memorandum of Agreement must be developed for all Stormwater Control Measures (SCMs) installed. This maintenance plan is required to be recorded at the Wake County Register of Deeds prior to construction drawing approval;
8. Construction Drawings must be reviewed and approved by the Engineering Department following site plan approval; and
9. Infrastructure Construction Drawings must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.



# NEXT STEPS

## Motions

**SEE: IV. RECOMMENDATION**

in staff report (page 91) 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*