



SUP-SP-22-10 Bennett Assemblage Apartments North

Public Hearing

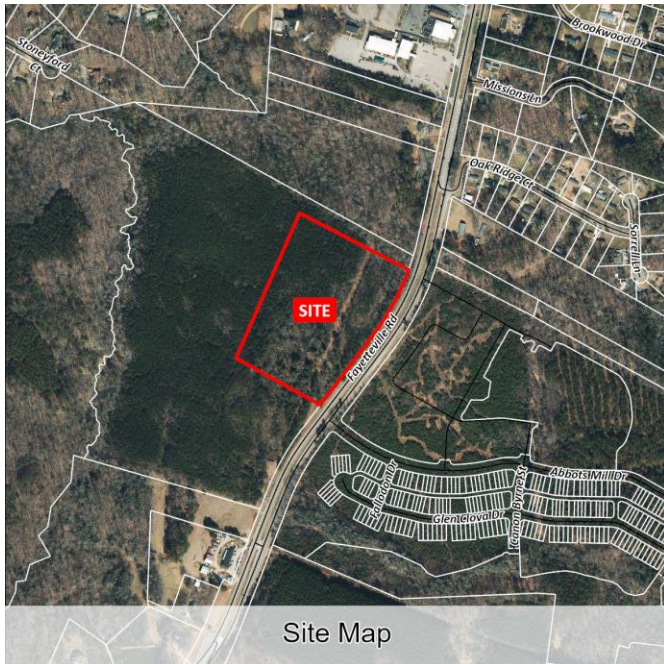
June 18, 2024

At a Glance

Applicant: RST Development, LLC

Owner: Bennette Land NC, LLC

Request: Special use permit request submitted by RST Development LLC to establish the development of a multifamily (triplex and higher, including apartment) residential community of 177 dwelling units on a 9.86 +/- acre portion of a larger 64.92 +/- site where the overall density shall not to exceed 9.8 dwelling units/acre. The site is located at 7100 Fayetteville Road and may be further identified as Wake County PIN # 0790118607.



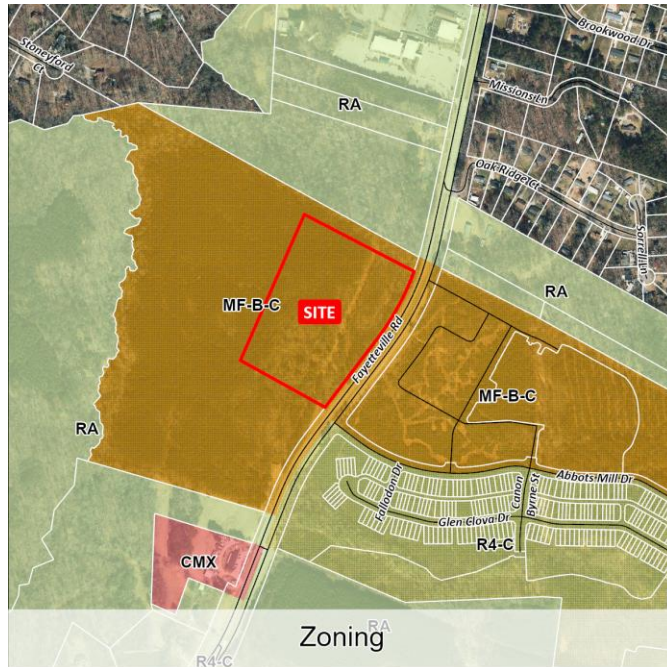
Zoning and Context

Zoning: Multifamily B (MF-B C249) Conditional and the zoning was approved via a Tier 2 rezoning case # CZ-MP-21-10 on August 1, 2022.

- Current Uses – Vacant

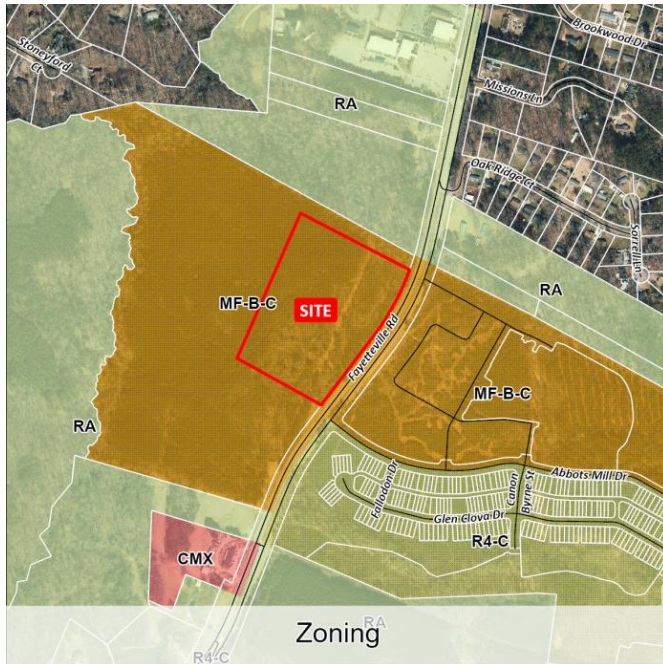
Context

- This project received conditional zoning approval through CZ-MP-22-04 on June 20, 2023.
- A mix of RA and MF-B surrounds the site.
- Water and sewer are readily available.
- Infrastructure for Bennett Assemblage Subdivision Plan, must be completed prior to commencement of work for Bennett Assemblage Apartments North.



Multifamily Site Conditions:

- Permit up to 280 apartment units.
- Site plan met the conditions agreed to in the rezoning case CZ-MP-21-10, including the following:
 - Multifamily amenity area shall include:
 - A minimum 3,000 sf clubhouse;
 - A minimum 2,500 sf swimming pool;
 - All to be constructed within 18 months of issuance of multi-family building permit.

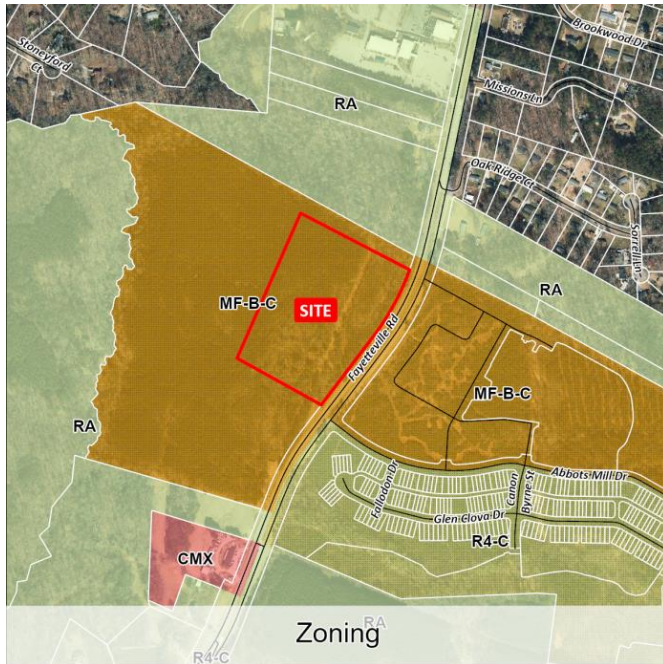


Multifamily Architectural Zoning Conditions:



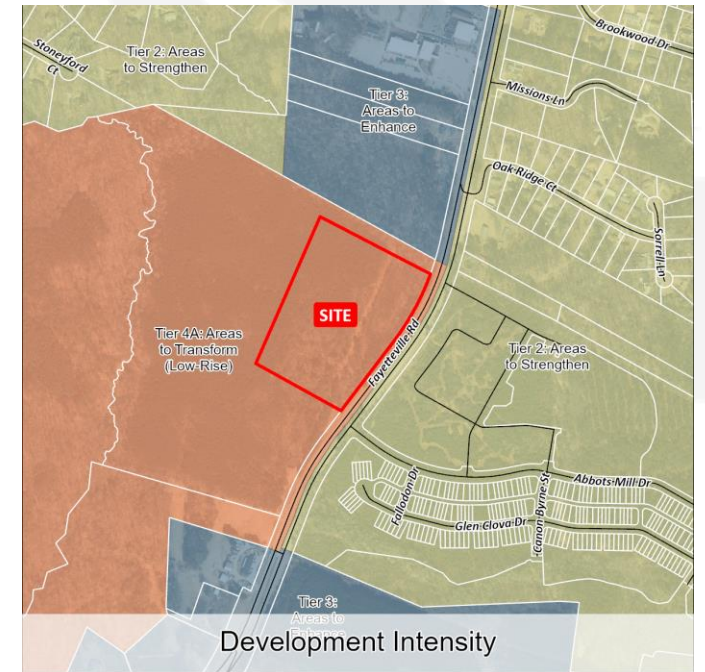
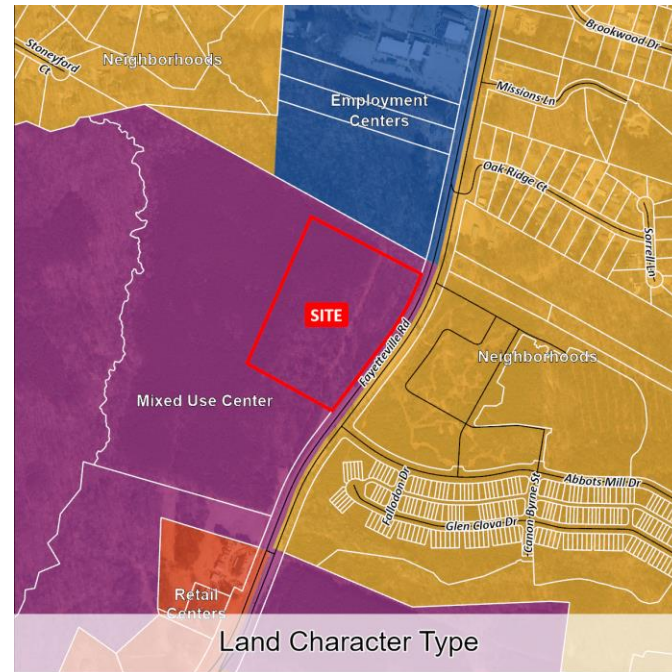
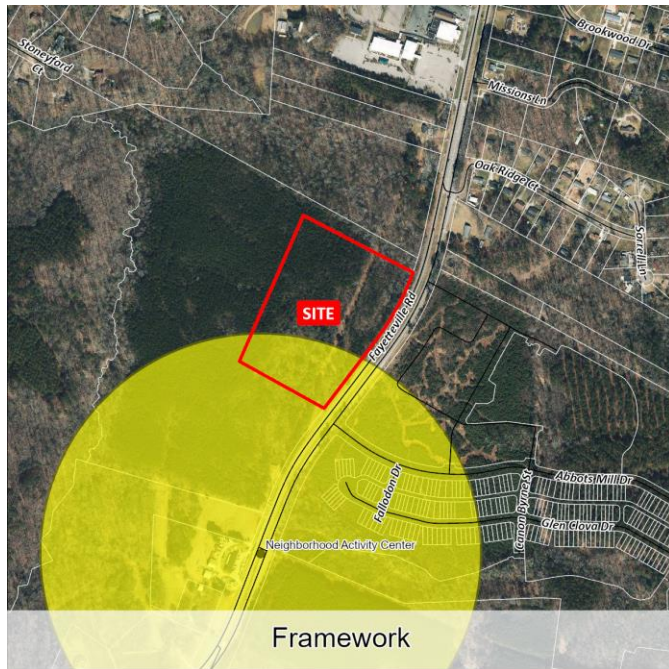
Multifamily apartments shall not use vinyl siding and shall have:

- cementitious siding that shall vary in type and color with brick, shakes, board and batten, or stone accents provided as decorative features - the masonry component shall be a minimum of fifty percent (50%) per building;
- other accessory buildings may only have a masonry wainscot;
- offsets in the plane of each façade for each apartment building;
- either masonry embellishment or 1x4 casing on all windows; and
- slab on grade foundations with masonry extending all the way to the ground with no visible exposed slab.



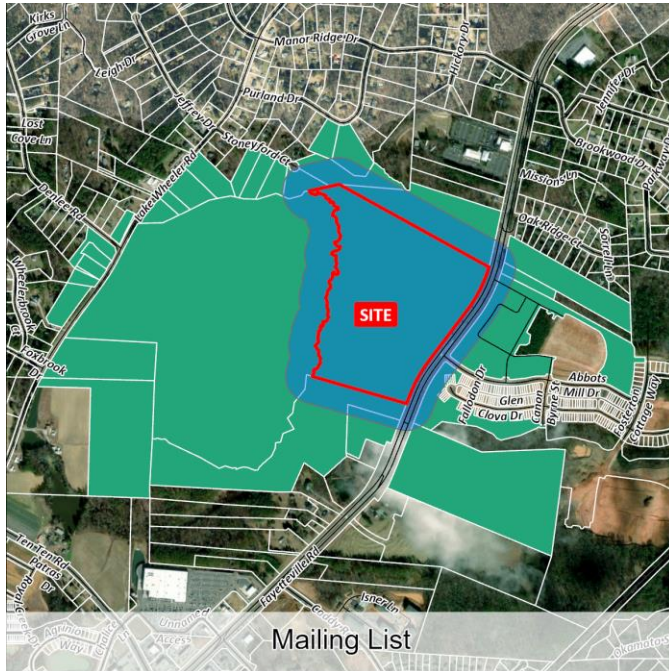
Comprehensive Plan Context

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

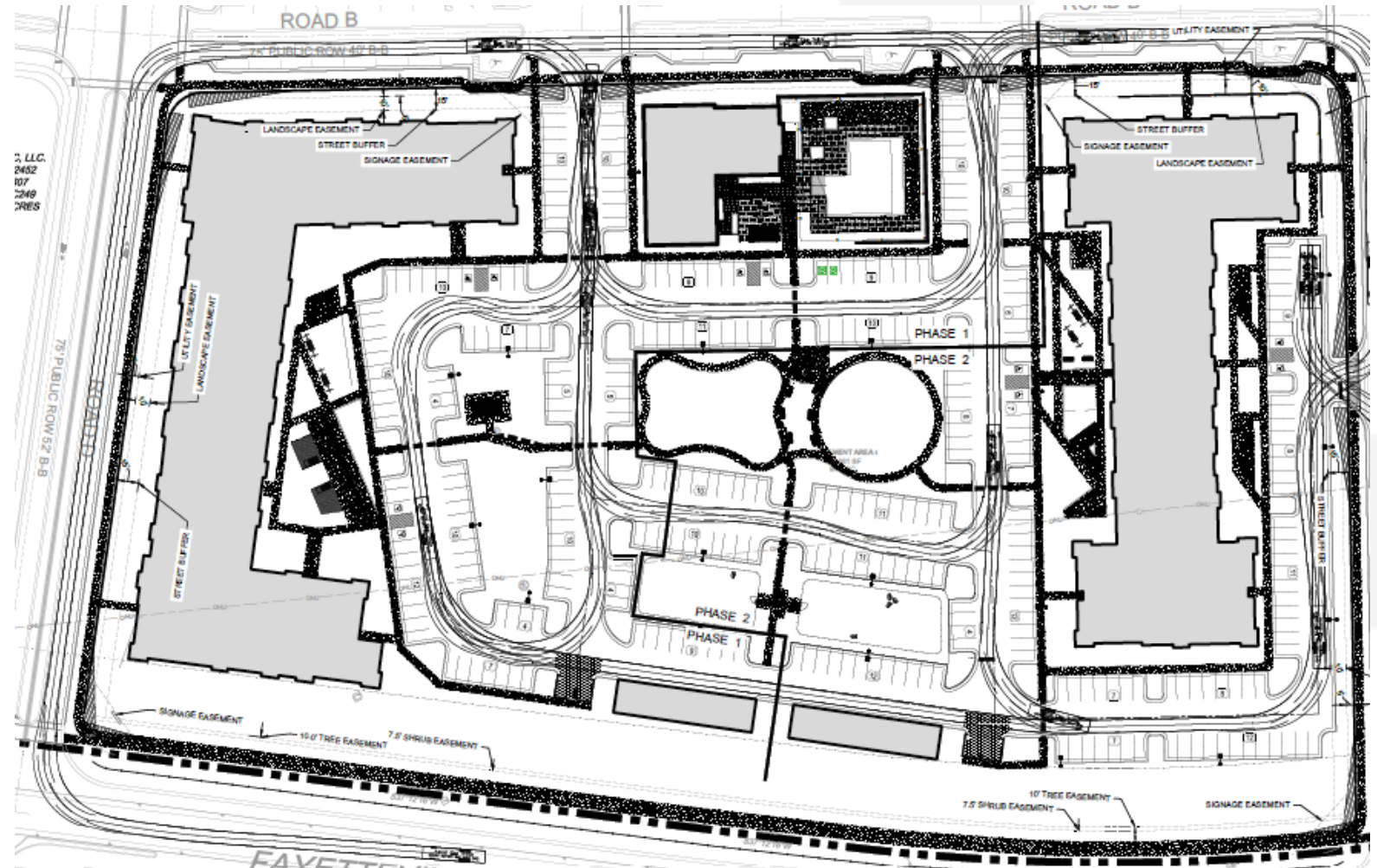
- Observations:
- 34 properties notified for neighborhood meetings.
 - May 24, 2024 - held at the Garner Senior Center at 5:30pm with 3 people documented in attendance.
 - Full meeting information attached to the online version of the staff report.



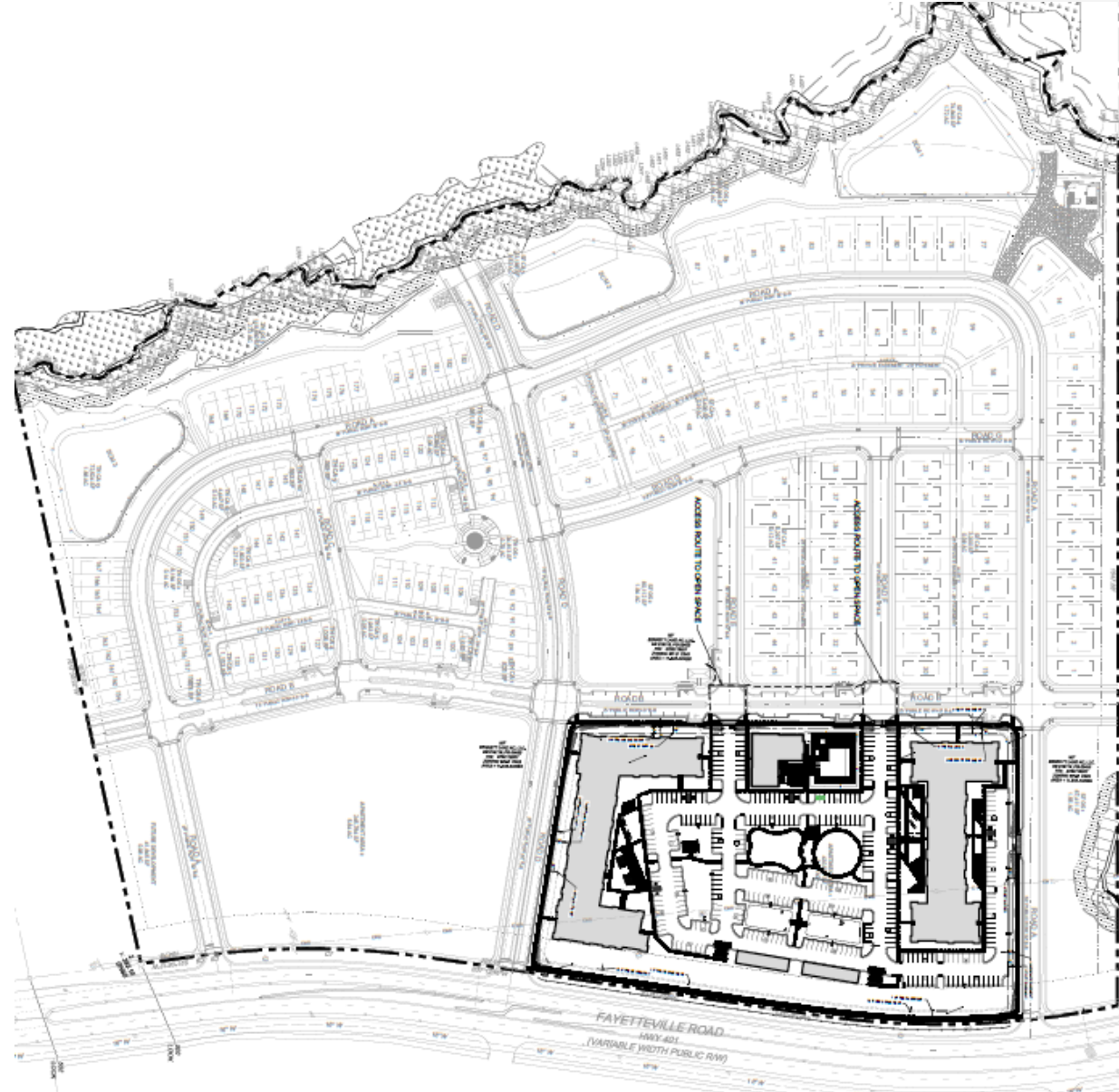
Proposal: Site Plan

Units/Building Size:

- 2 apartment buildings
 - 75 units – North bldg.
 - 120 units – South bld.
- 1 clubhouse building
- 2 garage buildings

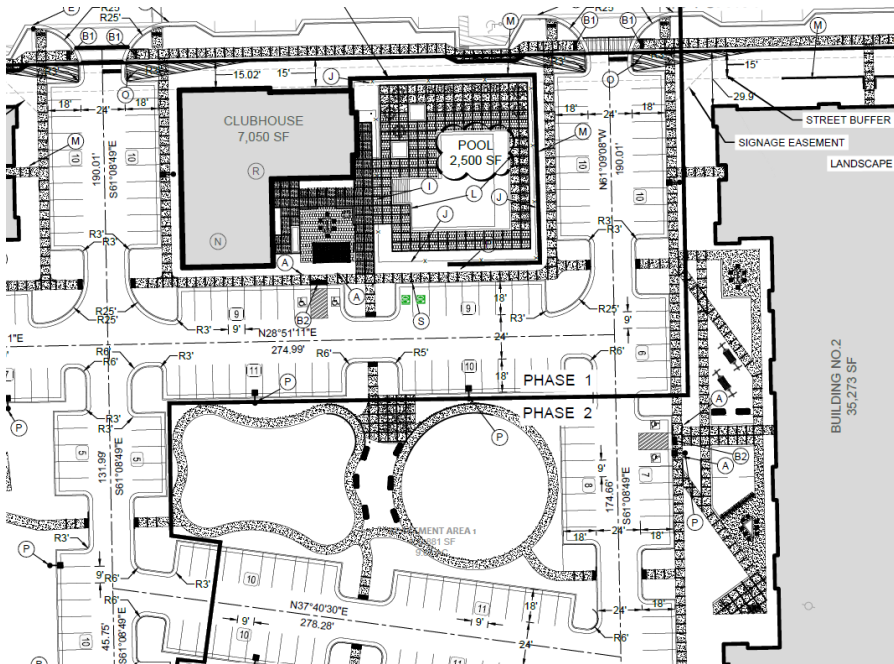


Bennett Assemblage Subdivision & Multifamily



Open Space

- 0.99 +/- acres of open space required; 2.19 +/- acres proposed
- Consistent with what is required per the zoning conditions and the requirements of the applicable UDO
- Privately maintained recreation space
 - Recreation: Dog park, fire pit, flexible lawn space, BBQ grill and the clubhouse.
 - Additional open space includes wide planted buffer along US 401.



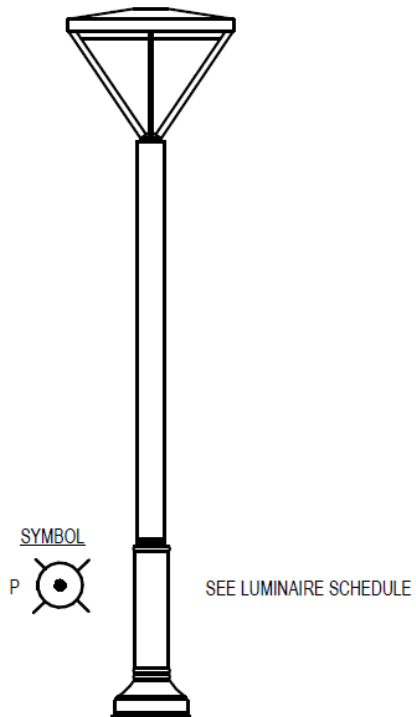
Stormwater



- Bennett Apartments is a multifamily development site that is located within the watershed protection area.
- This site is subject to stormwater water quality requirements for nitrogen and total suspended solids (TSS) as well as water quantity requirements for the 1-, 10-, and 25-year storm events.
 - The corresponding subdivision plan proposes wet retention ponds that will treat impervious surface from not only the subdivision plan, but the apartment plan as well.
- These three wet retention ponds shall satisfy all water quality requirements for nitrogen and total suspended solids as well as water quantity requirements for the 1-, 10- and 25-year storm events at this site.
- A nitrogen offset payment will be required with the development of this plan.

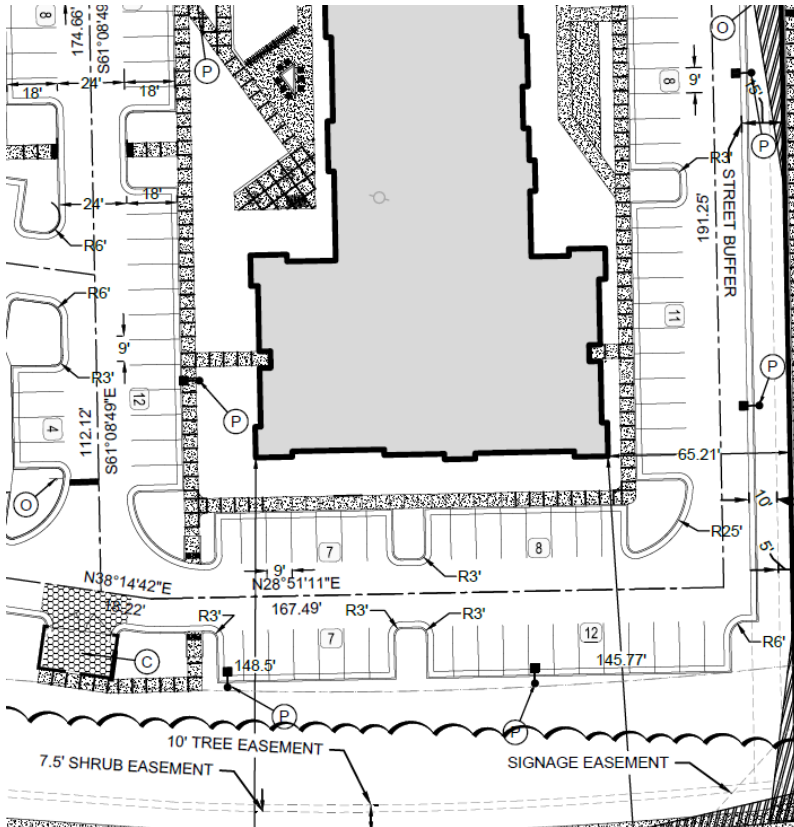
Lighting

- 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



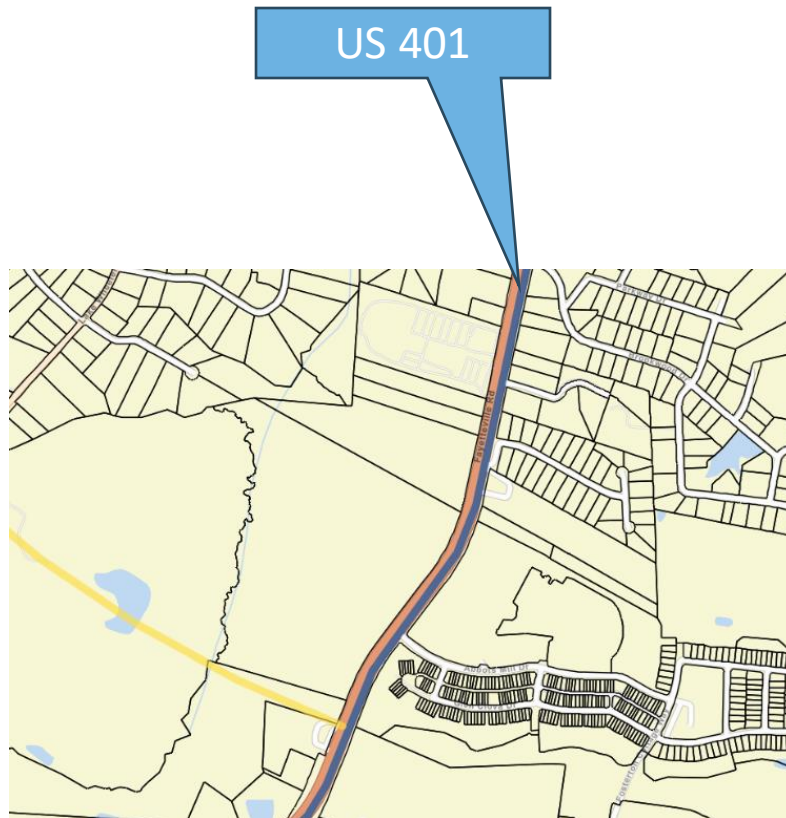
- Parking requirements are as noted:
 - Parking requirements are as noted: 1.5 spaces/unit for 43 1-bedroom units, 2 spaces/unit for 86 2-bedroom units and 2.5 spaces/unit for a 48 3-bedroom units, plus 1 additional space for every 4 units in the development for multifamily development.
- Required: 402
- Proposed: 345 (using allowable reductions of up to 15%)

Utilities

- Site has access to City of Raleigh water and sewer infrastructure
 - There is an existing 16" water main along Fayetteville Road and the 8" sewer main will be extended from 401 Exchange Subdivision.
 - Meets Raleigh Water policies and regulations



Transportation:



- Required improvements along US 401 included construction of an additional lane and 10' multi-use path along the frontage.
- A new 75' minor collector (two lane divided) is being constructed along the southern end of the site that will provide future connectivity to Lake Wheeler Road.
- Immediate drive access to the site will be from a new 75' minor collector (two lane divided) along the west side of the property and a new 55' major local (two lane) on the north side of the property.
 - All improvements along US 401 and the new public streets that will provide access to the site are tied to the corresponding subdivision plan.
- A Traffic Impact Analysis (TIA) was completed and approved with the associated rezoning case # CZ-MP-21-10.

Environmental and Cultural Resources:

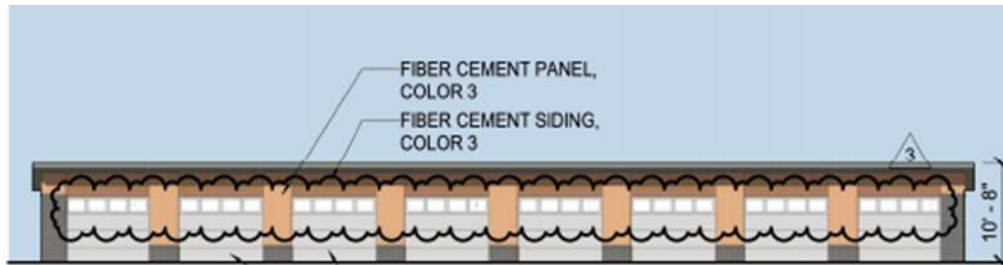
- The portion of the site that this project is being proposed does not contain FEMA designated floodplains or any wetlands.
- Additionally, there have been no significant cultural resources identified.



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 Infrastructure from Bennett Assemblage Subdivision Plan, that was approved on December 15, 2023, must be completed prior to commencement of work for Bennett Assemblage Apartments North;
2. Prior to issuance of building permit, annexation request must be submitted to the Planning Department;
3. Prior to issuance of building permit, lot must be a lot of record;
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;

TRC Finding and Recommended Conditions



6. 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;
7. Construction Drawings must be reviewed and approved by the Engineering Department following site plan approval;
8. 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; and
9. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.



NEXT STEPS

Motions

SEE: IV. RECOMMENDATION

in staff report (page 158) 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*