



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

Public Hearing

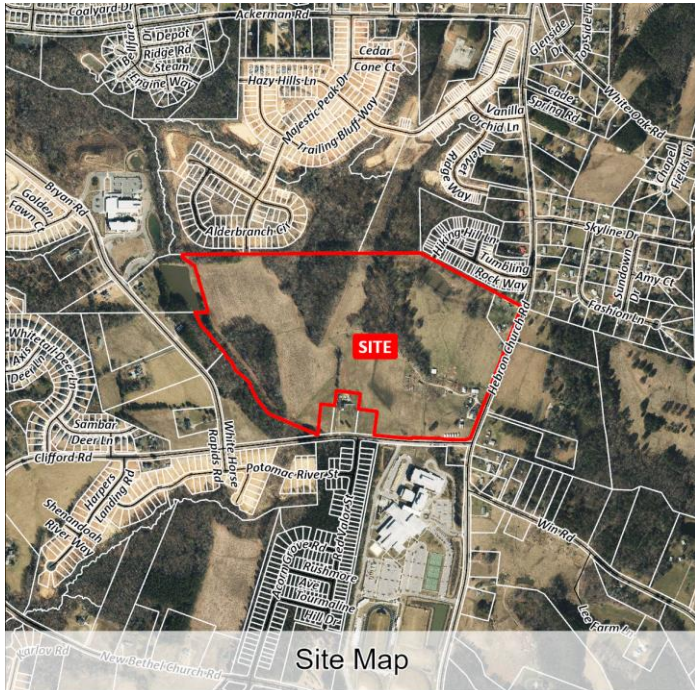
July 16, 2024

# 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 99.17 +/- acres from Rural Agricultural (RA) to Residential 8 (R8 C306) Conditional for the development of a collective maximum of 265 dwelling units (*note: down from 291 in the original application*) including individual maximums of 107 townhouse units and 167 single-family detached units. This site is located on the west side of Hebron Church Road and north of Clifford Rd. 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

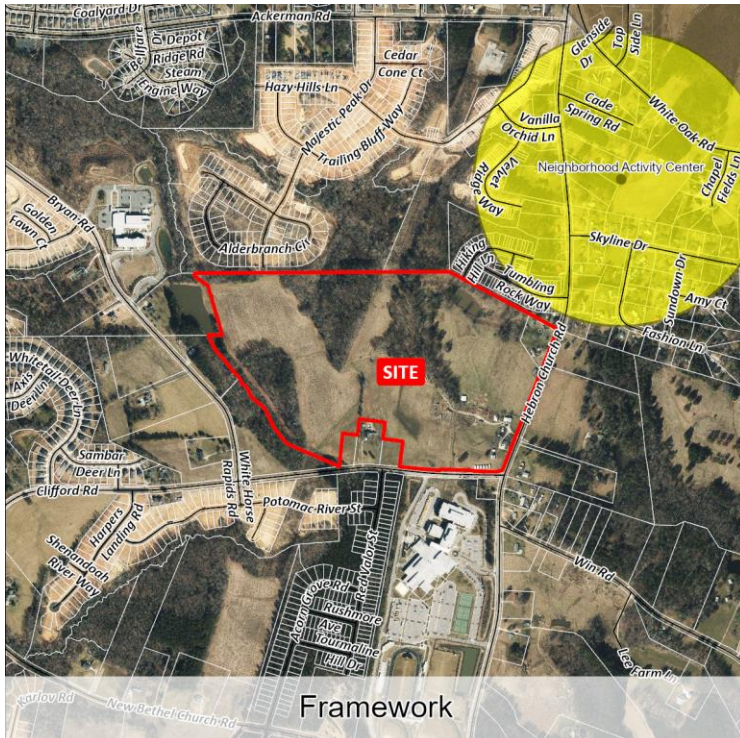
- A mix of R2, R4-C, and CMX surrounds the site.
- The area is undergoing increased development, with several residential projects under construction or in review with town staff.
- Water and sewer are available and will connect from the adjacent Ridgemoor development.



# Framework

## Activity Centers:

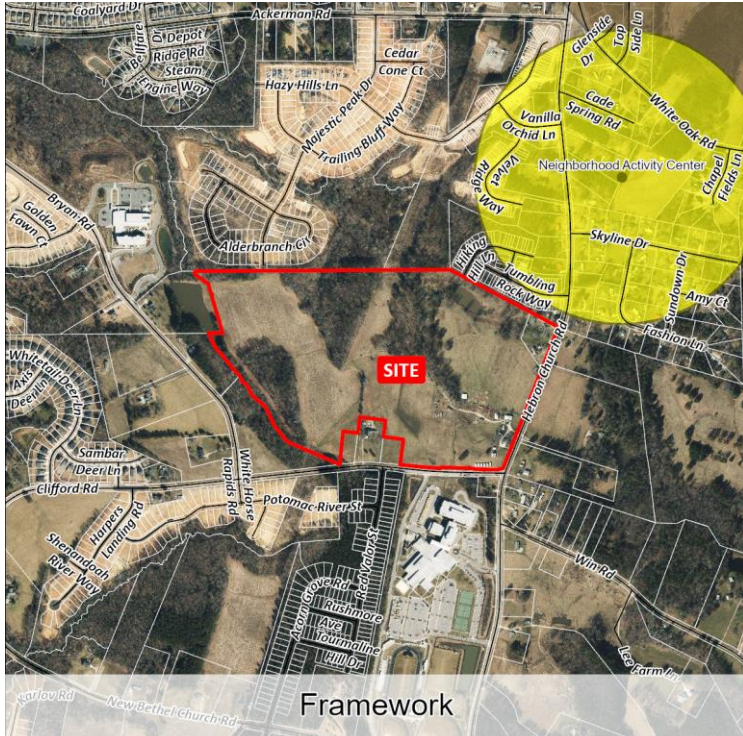
- Neighborhood Activity Center to the northeast.
- This area of the community consists of a mixture of vacant tracts, agricultural uses, and single-family neighborhoods.
- Since 2015 this area has been transitioning from low-density rural agriculture to suburban developments and densities.
- Several projects have been approved in this area over the last several years.



# Framework

## Activity Centers:

- Hebron Church Road and Clifford Road are NCDOT-maintained roads, classified as secondary routes.
- Hebron Church and Clifford Road also serve as the primary connectors to larger state roads including White Oak Road and NC 50.
- The most recent NCDOT traffic count for Hebron Church Road was 6,681 average daily trips in September 2023. Clifford Road averaged 3,241 daily trips in September 2023.



# Proposal

## Rezoning: Residential 8 (R8- C306) Conditional

- Narrowed to 2 out of 18 possible uses
- Collectively, up to a maximum of 265 Dwelling Units (*Note: down from 291 total dwelling units in the original application*)
  - Individual maximum of 107 townhouse units
  - Individual maximum of 167 single-family detached units



# Proposal

## Other Conditions: Revised since last meeting:

2. There shall be a maximum of 265 dwelling units total, including a maximum of 107 townhouse units and a maximum of 167 single-family detached units.
4. The developer will share in the costs of the White Oak White Oak/Bryan Road Corridor improvements identified in the Walters Buffalo Development Agreement approved the Town of Garner on November 22, 2022. The developer's share of the improvement costs shall be calculated consistent with the terms of Section 6 of the Walters Buffalo Development Agreement. The developer's method of contribution shall also comply with one of options identified in Section 6 of the Walters Buffalo Development Agreement.
8. Garage doors shall have windows and decorative hardware. A minimum of two garage window styles and two garage hardware styles shall be included in the development.
10. A minimum 80 square feet outdoor deck, porch, or patio is required on all dwelling units. If a porch is chosen, it may be an enlargement of the porch required by the preceding condition and this condition does not require two porches.
11. A minimum 5' x 5' covered front porch is required on all dwelling units. All entry areas must include 1 of the following: sidelights, transom windows, craftsman style paneling, glazing in the door.



# Proposal

## Other Conditions: Revised since last meeting:



12. 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.
16. All windows of a dwelling unit, with the exception of accent windows and bay windows, shall feature a common muntin pattern.
17. All windows within a street facing façade face utilizing siding materials shall either be set in full trim at least equivalent to 1x4 board or feature decorative sills and pediments. All windows within elevations clad in brick or stone shall include masonry or decorative sill and lintels.
22. Construction of the main amenity shall commence prior to the issuance of the first certificate of occupancy for homes in phase 1 and construction of the main amenity shall be completed within 18 months.
23. Each pocket park (except park B) shall contain a minimum of two of the following site elements: benches, pet waste stations, shade structure, playground, dog park, or paved walking trails.



# Proposal

Other Conditions: Revised since last meeting:



- 25. 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 breaks for buildings of 4 units or less. A minimum of 3 breaks for buildings of 5 units or more.
- 28. Two play lawns (minimum 10,000 sq ft) shall be provided within the development. Play lawns shall be bounded loosely by landscaping and/or hardscaping features such as trees, shrubs, benches, decorative fence sections, sidewalks, trails, or similar.
- 29. At least one playground shall be provided in the development.

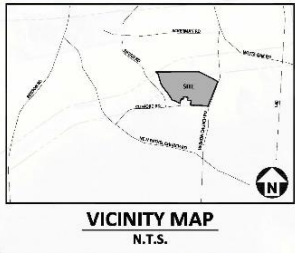
# Proposal: Master Plan



SITE DATA TABLE	
PIN(S)	1629153996, 1629568117
Total Site Area	± 99.17 acres
Overlay District	Lower Switt Creek Overlay
Current Zoning	RA (Garner)
Proposed Zoning	R8 (Garner)
Future Land Use Designation	Residential Neighborhood
Open Space Required (10%)	± 9.92 acres
Open Space Provided	9.92 acres
Improved Park Space Required (25% of Required Open Space)	± 2.48 acres
Improved Park Space Provided	2.48 acres
Tree Coverage Area Required (18% of Project Area)	± 17.85 acres
Tree Coverage Area Provided	17.85 acres
SFD 45'x130' Lots	± 138 lots
28' Townhome Units	± 55 units
22' Townhome Units	± 45 units
Total Townhomes	± 98 units
Total Proposed Dwelling Units	± 256 du
Proposed Density	± 2.58 du/ac
Required Connectivity Index	1.0
Provided Connectivity Index	1.46

**LEGEND**

- SIDEWALK
- EXPANDED SIDEWALK (MIN 6-FT)
- EXISTING PUBLIC GREENWAY
- EXISTING PRIVATE GREENWAY
- PUBLIC GREENWAY
- PRIVATE GREENWAY
- FUTURE MULTI-USE PATH
- MAIN AMENITY LOCATION
- TOWNHOMES 28'
- TOWNHOMES 22'
- SINGLE FAMILY DETACHED
- TREE SAVE
- SCM PLANTINGS
- STORMWATER POND
- IMPROVED PARK SPACE



# Proposal

Master Plan Data: 99.17 +/- acres of R8

- Illustrating 158 SFD (167 individual max, 265 total)
- Illustrating 98 Townhouses (107 individual max, 265 total)

9.92 +/- acres of open space required

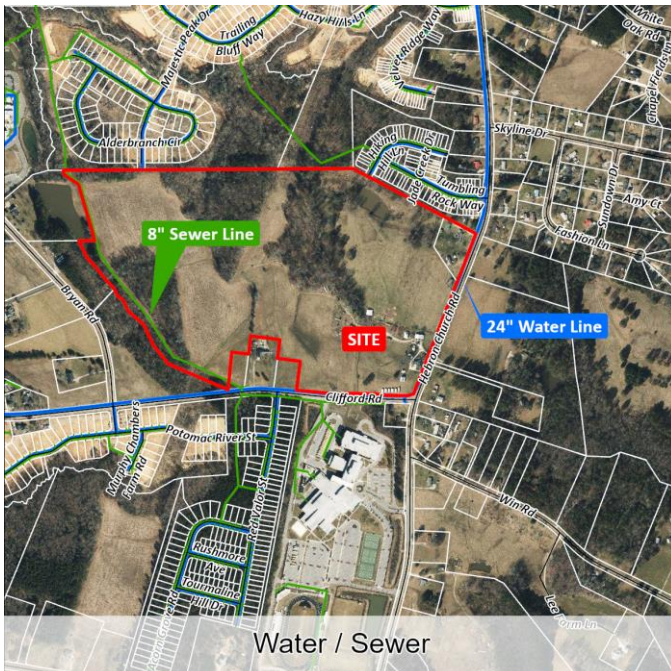
- 25% must be active space
- Combination of conservation and recreation space
- Conservation
  - Riparian buffer areas and wetlands
- Recreation
  - Qualifying open areas, amenities, and pedestrian trails with connections to a new segment of public greenway.



# Proposal

## Stormwater and Utility Notes:

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

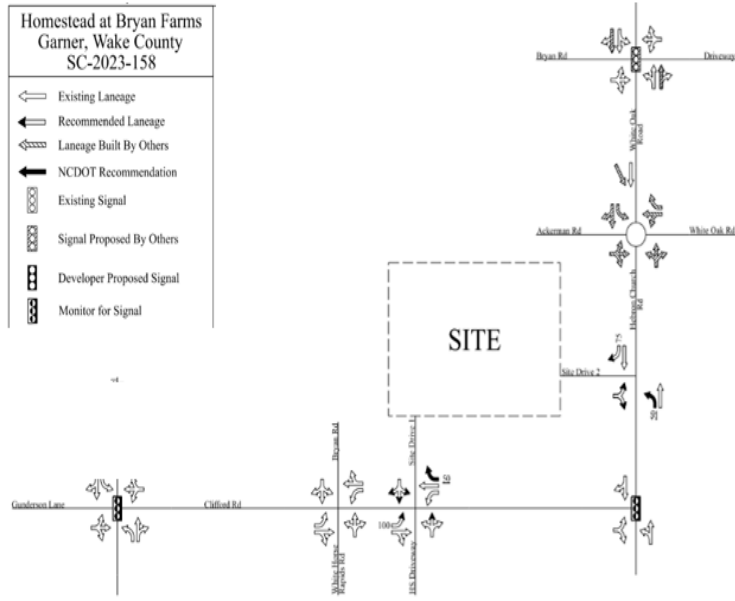


Water / Sewer

# Proposal

## Transportation Notes:

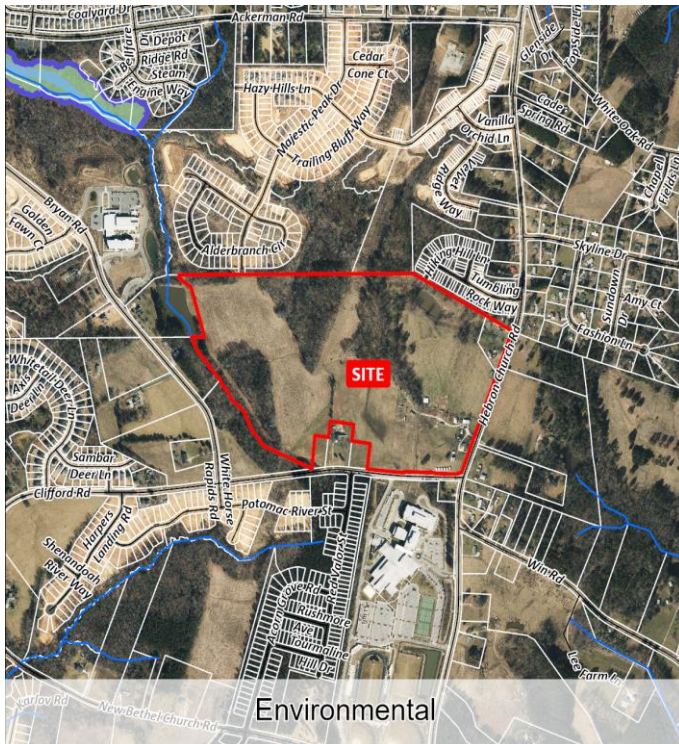
- Based on early assumption of a maximum of 310 dwelling units - Expected 2,555 trips on the average weekday (*staff estimates 2,411 based on revised “worst case scenario” maximums*).
  - AM peak hour: 44 trips in, 134 trips out
  - PM peak hour: 134 trips in, 87 trips out
  - TIA completed in June 2023
- 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

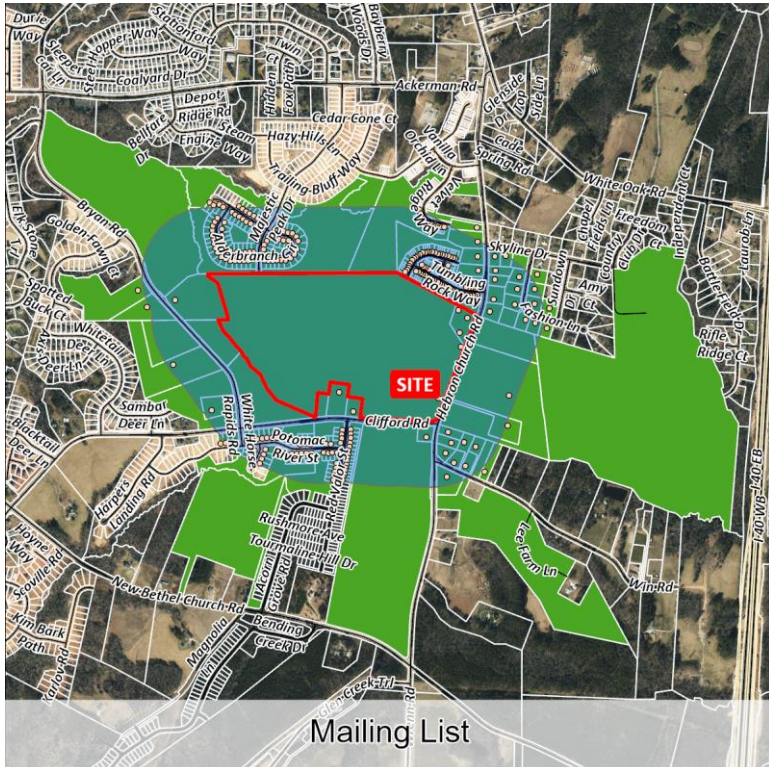
## Environmental and Cultural Resource Notes:

- 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 along the utility transmission easement that bisects the site – also a public greenway/side path link between transmission easement corridor and the Hebron Church corridor via Clifford Road.
- 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

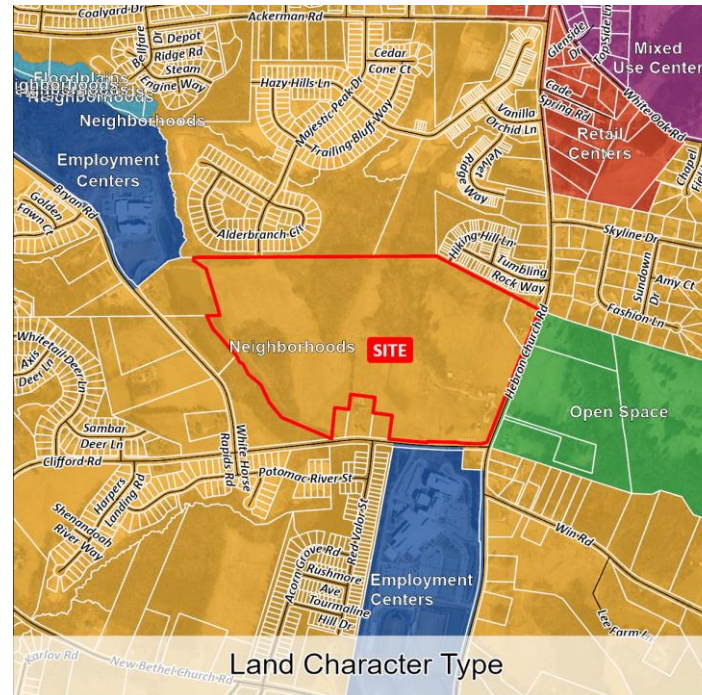
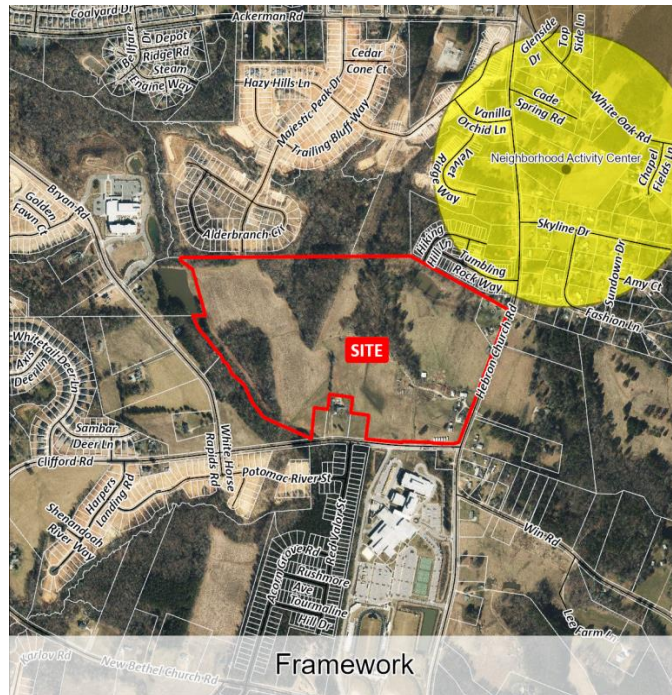


# Review - Framework

Not within an Activity Center

Neighborhoods Area Character Typology

Level Two – Area to Strengthen



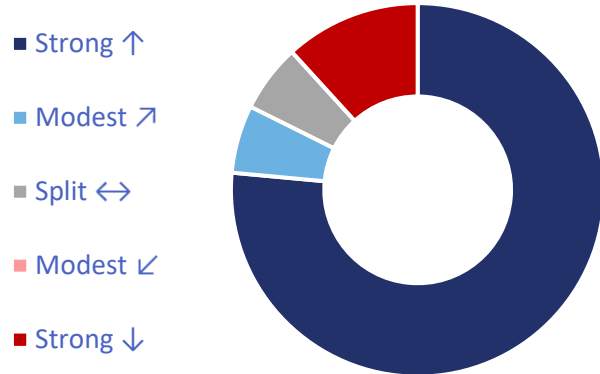


# Review - Framework Consistency

## 17 Growth Framework criteria evaluated

- 13 strongly consistent
- 1 modestly consistent
- 1 split
- 0 modestly inconsistent
- 2 strongly inconsistent

GROWTH FRAMEWORK  
CONSISTENCY



## Strong Inconsistencies

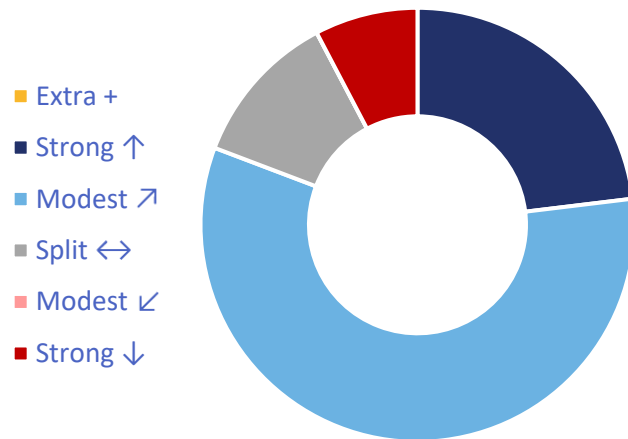
- Front loaded townhouses
- Form of small lot single-family detached houses

# Review - Land Use and Community Character Consistency

26 criteria determined applicable or possible to meaningfully address

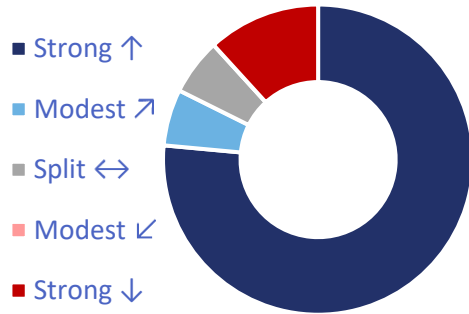
- Consistency is modest currently
- Minor changes and additional details shifted consistency due to:
  - Enhancing street frontages
  - Use of open space for creating a stronger central focal point to the neighborhood
  - Proffering additional conditions (or clarifying existing ones) speaks more directly to specific recommendations of the comprehensive plan

LAND USE AND COMMUNITY CHARACTER CONSISTENCY



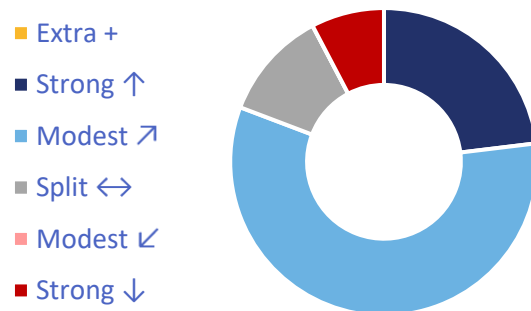
# Review - Overall

GROWTH FRAMEWORK  
CONSISTENCY



- With some continued fine tuning in response to this evaluation tool and additional public input, staff will likely be able to support a stronger overall finding of consistency.
- Full detail of consistency review attached to staff report

LAND USE AND COMMUNITY  
CHARACTER CONSISTENCY





## Next Steps

- Finish conducting and close the public hearing
- Planning Commission findings of plan consistency and recommendation to approve or deny
- Town Council findings of reasonableness and decision to approve or deny