



# SUP-SP-22-10 Bennett Assemblage Apartments North

Public Hearing

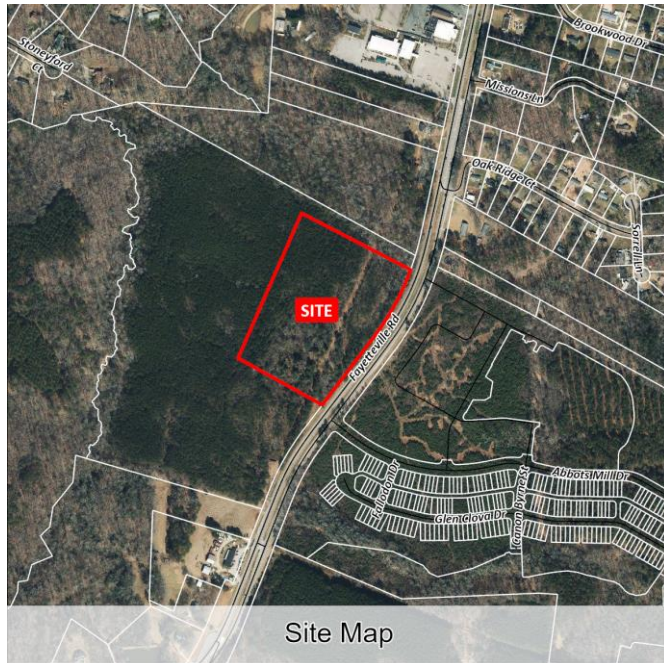
July 16, 2024, continued

# At a Glance

Applicant: RST Development, LLC

Owner: Bennett 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.



Site Map

Updates provided on following slides.

# Building Design

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



- Revised elevations introduce red brick and yellow fiber cement panels and pitched roofs with projecting parapets



# 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.



# Additional Applicant-Council Conditions

10. All multistory buildings shall provide an elevator.
11. The site shall include a minimum of five (5) EV charging stations.
12. The site shall include a minimum of twenty (20) bicycle parking spaces.
13. A minimum of five percent (5%) of multifamily units constructed with the development shall be provided as Affordable Housing units (the “Affordable Housing Units”). The Affordable Housing Units shall be made available for rental such that at least 2% of the Affordable Housing Units shall have rents which are affordable for households earning 80% AMI, and 3% of the Affordable Housing Units shall have rents which are affordable for households earning 100% AMI; based on their household size, of the U.S. Department of Housing and Urban Development (HUD) Area Median Income (AMI) as stipulated by the most recently published North Carolina Housing Finance Agency (NCHFA) Low-Income Housing Tax Credit (LIHTC) Multifamily Tax Subsidy Program (MTSP) income and rent limits for the Raleigh, NC MSA area, as defined by the U.S. Department of HUD and updated annually. The Affordable Housing Units shall be restricted for an affordability period of thirty years starting from the date of issuance of the first multifamily residential Certificate of Occupancy (the “Affordable Period”) for the development. Following completion of the Affordable Period, this Affordable Housing condition shall expire, the property owner shall be relieved of all obligations set forth in this Affordable Housing condition, and the Affordable Housing Units may be freely marketed and leased at market-rate rents.



# 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*