



# At a Glance

Applicant: Site Investments, LLC

Owner: O Creech Road Investments, LLC

Request: Conditional rezoning request submitted by Site Investments, LLC, to rezone 39.54 +/- acres from Single-Family Residential (R-9) and Multi-Residential (MR-1) to Multifamily 1 (MF-1 C236) Conditional for the construction of up to 55 zero-lot-line single-family detached homes and 61 townhouses. The 39.54-acre site is located off of Creech Road, south of Gatewood Subdivision and may be further identified as Wake County PIN(s) 1712900580 and 1722001533. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO are included.



# Zoning and Context

Zoning: Residential 4 (R4)

- Primarily single-family residential
- In select locations: institutional, public, low-intensity nonresidential, house-scale multifamily, and other compatible uses
- Current Uses – Vacant



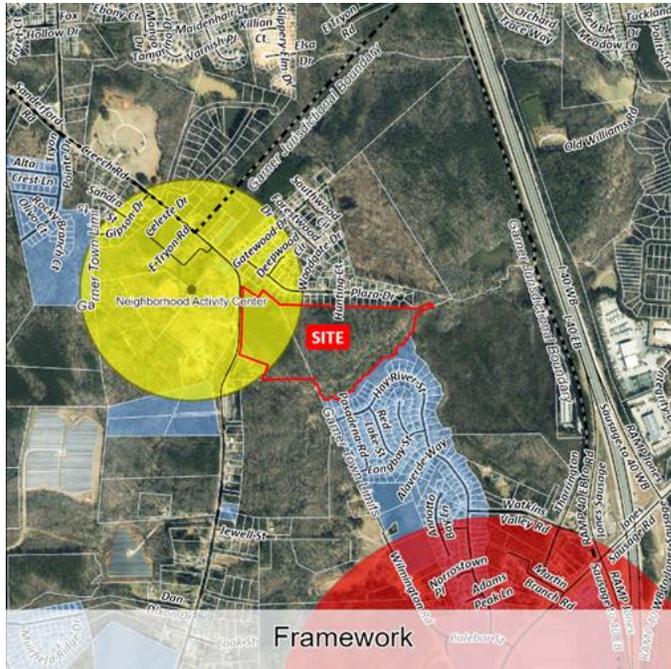
## Context

- Pre 160-D submittal
- A mix of R4, R2, RA and MF-A surrounds the site
- Water and sewer are readily available
- Project fronts on Creech Road, builds a portion of Wilmington Road

# Framework

## Activity Centers:

- Partially within Neighborhood Activity Center to the west in the south quadrant of future Tryon Road and Creech Road
- Regional Employment Activity Center to the southeast along Wilmington Road
- Creech Road is a collector road serving local residents and connecting traffic between the Neighborhood Activity Center and downtown
- Traffic on Creech Road has experienced a slow upward trajectory since 2015
- Creech Road has capacity to accommodate growth but lacks separate infrastructure for pedestrians and cyclists



# Proposal



## Rezoning: Multifamily 1 (MF-1 C236) Conditional

- This request was revised from the original request for up to 146 townhouses – now 55 zero-lot-line single-family detached homes and 61 townhouses
- Narrowed to 3 out of 21 possible uses
- Create and maintain higher density residential neighborhoods composed primarily of multifamily dwellings
- Special uses could be those service, institutional, public and other compatible uses
- Ensure that such district is carefully located and achieves a satisfactory relationship with the surrounding properties



# Proposal



## Other Conditions: Amenities and Aesthetics

- Three lawn areas with pergolas – trail connections added
- Public greenway – circular connection added
- Townhouse unit offsets
- Alley-loaded zero-lot-line row houses (first of its kind)
- Side elevation articulation (glazing elements)
- No vinyl siding; color and material variations
- Shutters and window trim
- Covered stoops/porches
- Outdoor decks/patios
- 12" roof overhangs on all sides





# Proposal: Subdivision Plan



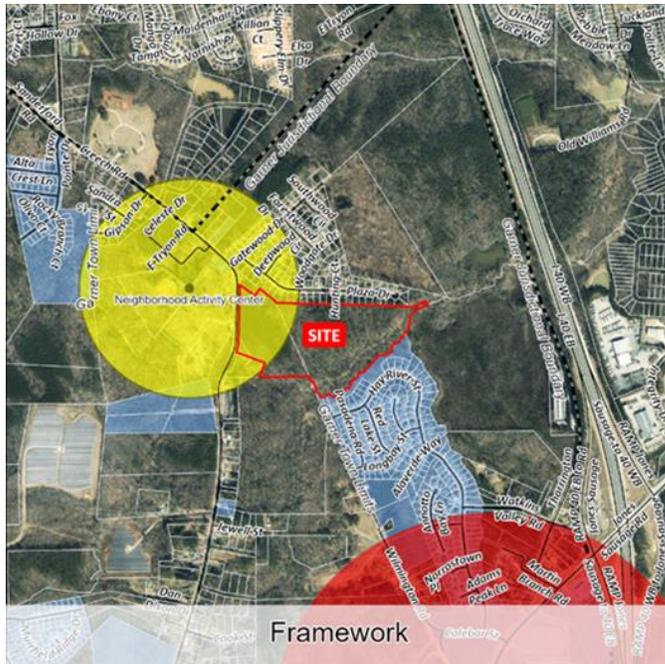


# Updated Zoning Conditions

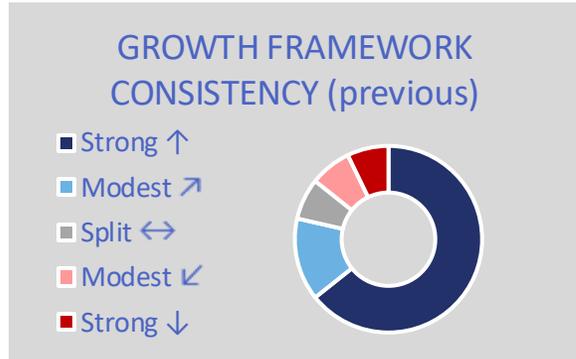
4. All single-family homes shall have a minimum of parking for two cars and shall be accessed from the rear alley. **Parking pads and** 1- or 2-car garages are all options.
8. An outdoor deck or patio of a minimum of **90** square feet is required on all homes.
19. There will be three grassy areas for lawn play and three 10-foot X 10-foot minimum size pergolas with one pergola on each grassy lawn area. **Each pergola will have at least one bench or internal bench seating.**
21. **There will be two private walkways connected to the greenway other than by streetside sidewalk.**
22. **There will be a bus top easement on the newly constructed Creech Rd.**
23. **The Northernmost play area will be connected by a walkway from the cul-de-sac bubble to the overflow parking at the new street connection with Gatewood.**
24. **Each Play area grassy lawn will be at least 1000 SF.**
25. **One of the three play areas will have at least one piece of play equipment and or exercise equipment. Which location has not yet been determined.**
26. **The developer will contribute \$200,000.00 to the Town of Garner for future improvements to the Creech Road corridor prior to recordation of the first plat.**

# Review - Framework

Partially in a Neighborhood Activity Center  
Neighborhood Character Typology  
Level Two – Area to Strengthen



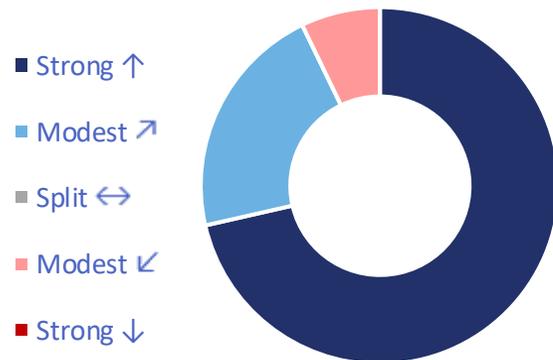
# Review - Framework Consistency



## 14 Growth Framework criteria evaluated

- 10 strongly consistent
- 3 modestly consistent
- 0 split
- 1 modestly inconsistent
- 0 strongly inconsistent

GROWTH FRAMEWORK CONSISTENCY



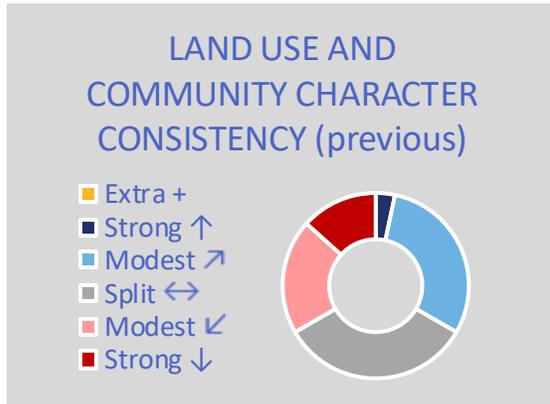
## Notes

- Part of the site is located within a Neighborhood Activity Center which might suggest that higher densities are appropriate, but the Development Intensity Category is “Level Two – Areas to Strengthen” which tempers that expectation for this area
- **Playground commitment removed strong inconsistency**

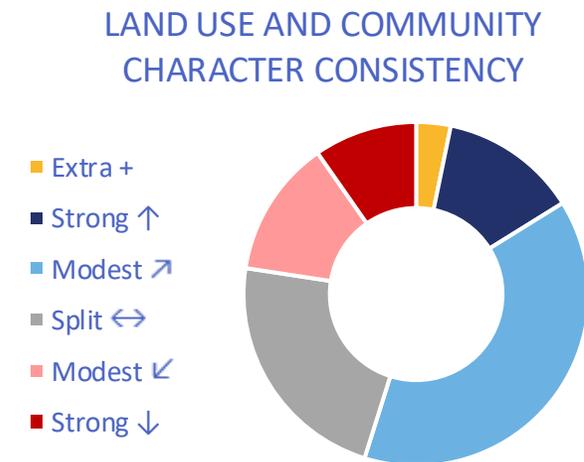
# Review - Land Use and Community Character Consistency



30 criteria determined applicable or possible to meaningfully address

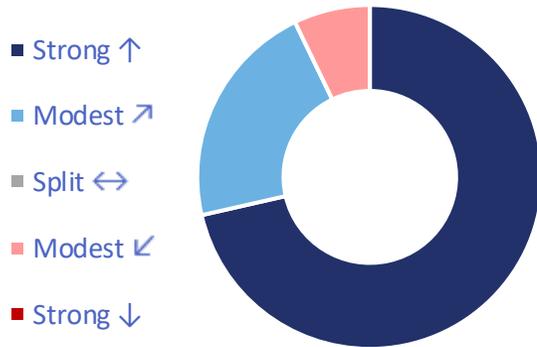


- Consistency is still divided, but has moved slightly in the right direction
- Changes that could swing the pendulum towards stronger consistency
  - Enhancing street frontages further
  - Use of open space for creating a stronger central focal point to the neighborhood
  - Providing a stronger connection between private open spaces and the public realm (streets and greenway) – some attention was given to this item
  - Area for bus stop incorporated

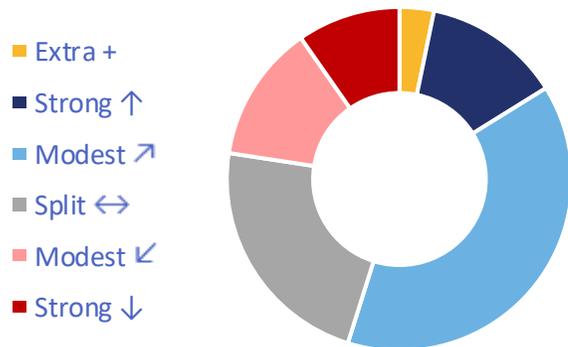


# Review - Overall

GROWTH FRAMEWORK  
CONSISTENCY



LAND USE AND COMMUNITY  
CHARACTER CONSISTENCY



- Oldest plan set still in the pipeline
- Strong support for framework consistency
- Introduces new housing type targeting the working class
- Area for bus stop incorporated
- Adjacent area suffers from a lack of pedestrian and bicycle infrastructure that this project might connect to, meaning that travel will be extremely auto dependent in the near term
- Full detail of consistency review attached to staff report



# Planning Commission

- Presented and reviewed over the course of three meetings
- Examined case within the larger transportation plan
- Asked for clarification and information about zero-lot-line housing product
- Acknowledged modifications made during their review
- Clarifying some details around guest parking, open space access, alleyways and SCMs
- Went on record to note that future development on this parcel to the west of realigned Creech should be non-residential



# PC Consistency Statement & Motion

We, the Planning Commission, find that with a strong level of growth framework consistency and with a split to modest level of land use and community character consistency along with a not insignificant introduction of a new type of housing to the Garner market, this request to rezone 39.54 +/- acres from Single-Family Residential (R-9) and Multi-Residential (MR-1) to Multifamily 1 (MF-1 C236) Conditional for the construction of up to 55 zero-lot-line single-family detached homes and 61 townhouses is generally consistent with the Town's adopted land use plans.

Motion to adopt preceding statement and recommend approval made by Commission Member Voiland and seconded by Commission Member Carson. Motion passed unanimously.



# Reasonableness

In addition to approving a statement regarding plan consistency on the advice of the Planning Commission, the Town Council must also approve a statement of reasonableness when making their decision. Sources of reasonableness are included in Section 4.6.1.F. of the Garner Unified Development Ordinance. They include:

1. Consistency (or lack thereof) with the Comprehensive Plan and other adopted plans.
2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.
3. Suitability of the subject property for uses permitted by the current versus the proposed district.
4. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town.
5. Availability of sewer, water, transportation infrastructure, stormwater facilities, and other necessary infrastructure generally suitable and adequate for the proposed use.
6. Preservation of key features of the natural environment.

# Draft Motions

are four options the Town Council can choose to continue. The highlighted options indicate the options that are available to the Council, along with the associated draft motions.

Approve	① Consistent and Reasonable	②
Deny	③ Consistent but Not Reasonable	④

FIND CONSISTENT AND REASONABLE, as defined in Section III of the staff report, and I further move that the Town Council adopt Ordinance No. (2024) 5288 approving rezoning CZ-SB-20-09, as the request is reasonable and in the public interest because:

1. I move that the Town Council accept the Planning Commission’s written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section III of the staff report, as our own; and I further move that the Town Council adopt Ordinance No. (2024) 5288 approving rezoning CZ-SB-20-09, as the request is reasonable and in the public interest because:

- the proposed district is compatible with present zoning and conforming uses on nearby property and with the character of the neighborhood, and
- the available sewer, water, transportation infrastructure, stormwater facilities and other necessary infrastructure are suitable and adequate for the proposed uses.

# Draft Motions

are four options the Town Council can choose to continue. The highlighted options indicate the preferred options, along with the associated draft motions.

Approve	① Consistent and Reasonable	
Deny	③ Consistent but Not Reasonable	④

FIND CONSISTENT AND REASONABLE, ...  
written statement regarding ...  
III of the ...

3. I move that the Town Council accept the Planning Commission’s written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section III of the staff report, as our own; however, I also move that the Town Council deny rezoning request CZ-SB-20-09, as the request is not reasonable nor in the public interest because [choose one of the following]:

- the proposed district is not compatible with present zoning and conforming uses on nearby property and with the character of the neighborhood.
- the property is not suitable for uses in the proposed district as it is for uses in the current district.
- it does not improve the balance of uses within the Town or fulfill a specific demand.
- sewer, water, transportation infrastructure, stormwater facilities and/or other necessary infrastructure that would be suitable and adequate for the proposed uses is not available.
- key features of the natural environment are not preserved.

# Proposal: Subdivision Plan

