

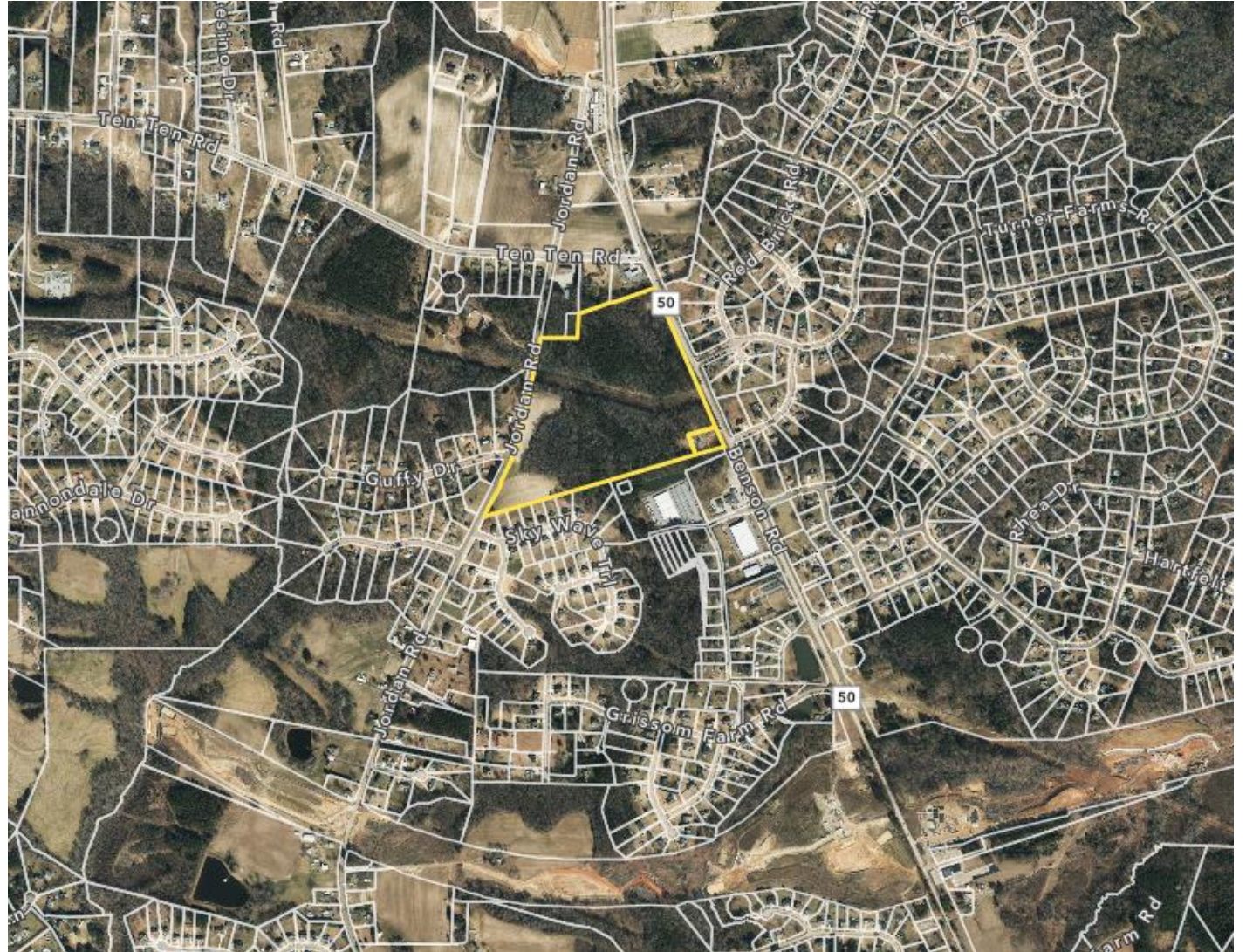
BENSON ROAD MIXED USE

CZ-MP-23-02

Town of Garner

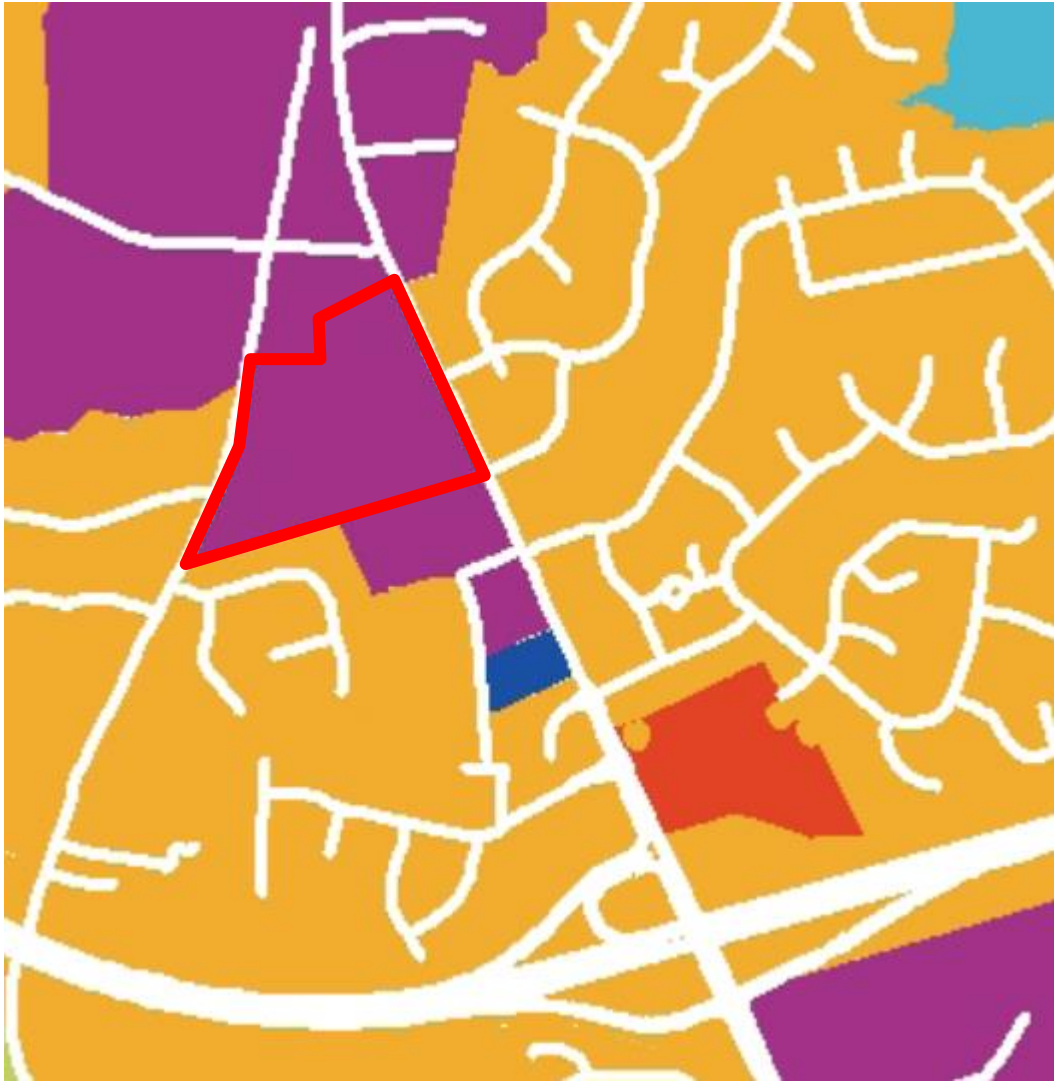
3412 and 3508 Benson Rd

- 46.95 acres
- Wake County Highway District (HD) and Residential 30 (R30)
- Concurrent annexation



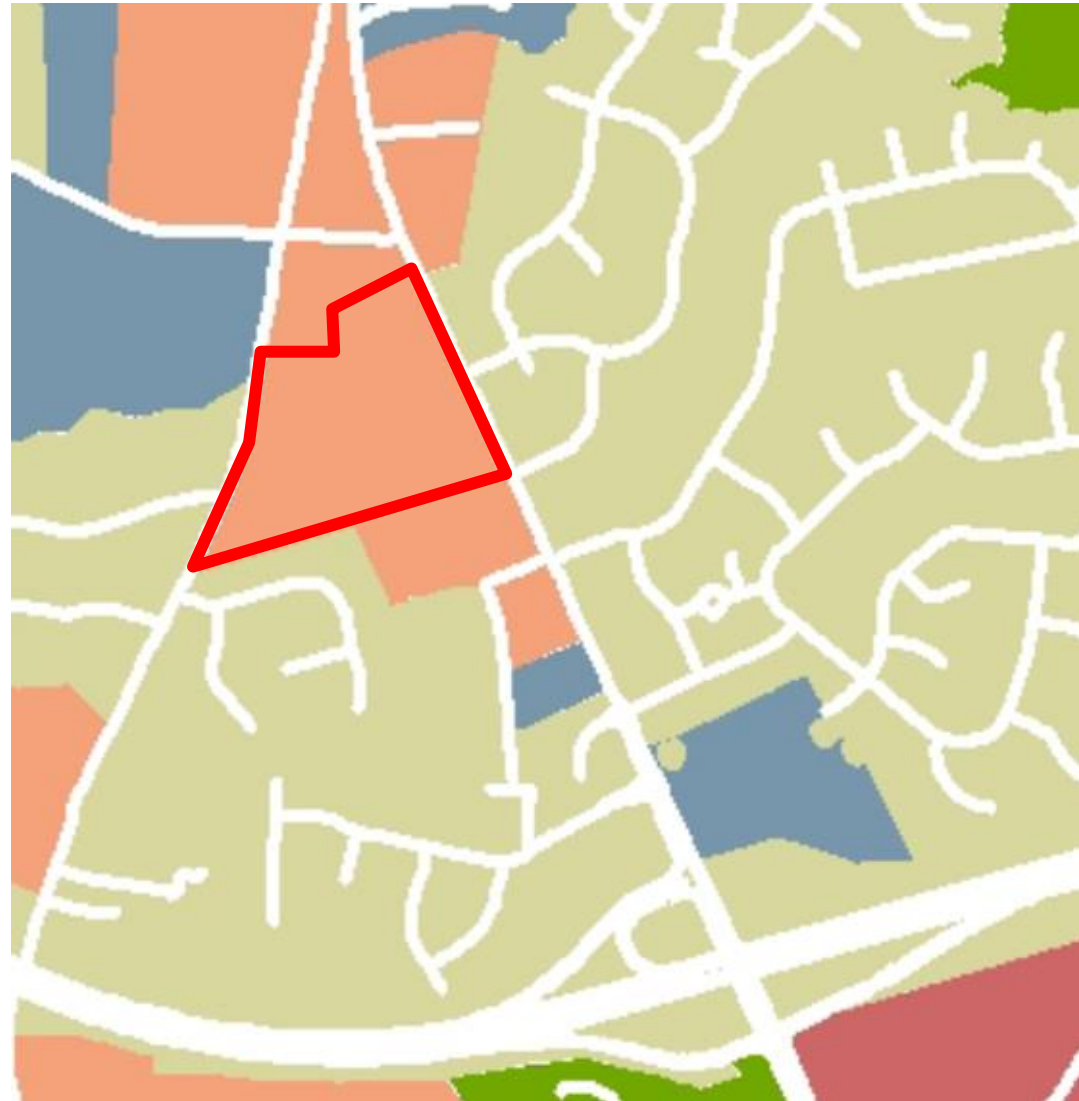
Garner Forward: Character Typology

- Employment Centers
- Floodplains
- Mixed Use Center
- Neighborhoods
- Open Space
- Retail Centers
- Rural Living



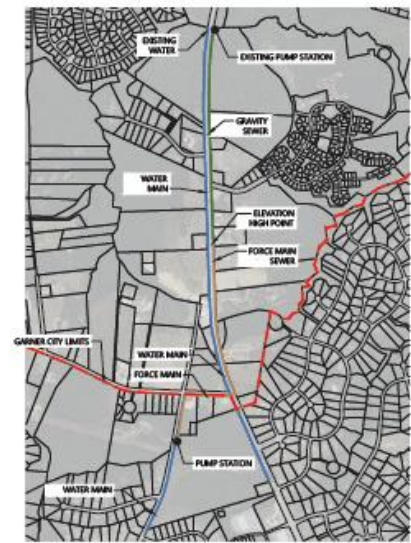
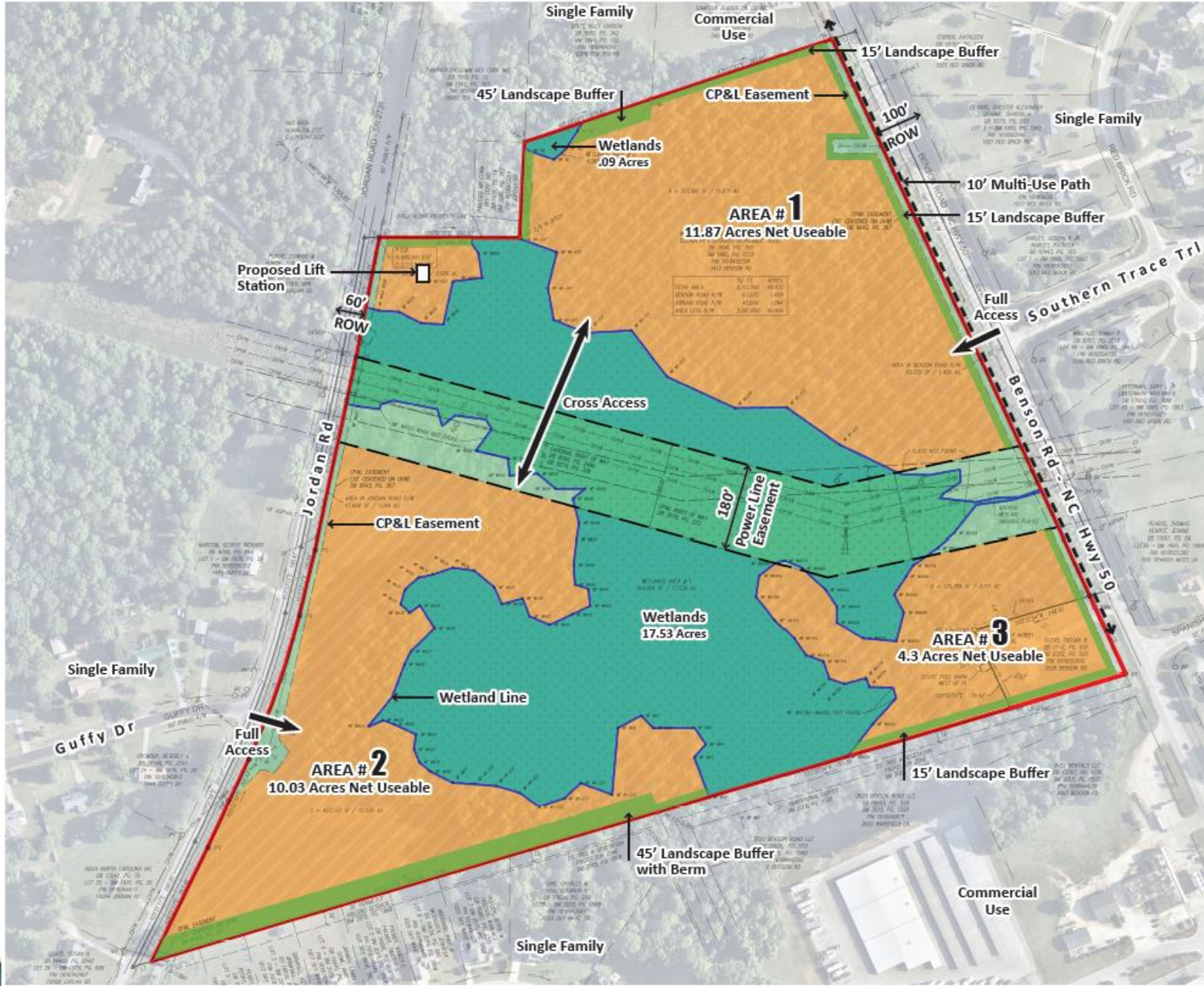
Garner Forward: Development Intensity

- Level 1: Areas to Preserve
- Level 2: Areas to Strengthen
- Level 3: Areas to Enhance
- Level 4A: Areas to Transform (Low-Rise)
- Level 4B: Areas to Transform (Mid-Rise)
- Level 4C: Areas to Transform (High-Rise)



Proposed Zoning

- Commercial Mixed Use (CMX District)
- Tier 1 Conditional Zoning
 - Entitlement needed to support developer's efforts with third parties to extend water and sewer to this area
 - Future 540 interchange creates uncertain future
 - Necessary to allow project flexibility to meet future market
 - Rezoning conditions ensure any plan meets Town's goals
 - Final development expected to trigger SUP and Council review



UTILITY PLAN

SITE DATA

Zoning:	CMX
Gross Acreage:	46.95 ac
Wetlands:	17.63 ac

Net Developable Area

Area 1:	11.87 ac
Area 2:	10.03 ac
Area 3:	4.31 ac
TOTAL:	26.21 ac

Residential Density
Max: 13.84 DU/Ac

Open Space:
Min: 20%

Non-Residential Area:
Min: 25,000 sf

Tree Preservation Area:
Min: 20%

General Notes:

There shall be a minimum of two access points along both Benson Rd and Jordan Rd, and one cross access connecting Benson Rd and Jordan Rd.



31 Zoning Conditions

- Permitted uses
 - Commercial and Residential; reviewed by staff
 - Residential only in area 2 (*neighbor request*)
- Max of 650 residential units
- Traffic commitments beyond TIA requirements
 - Signal warrant analysis and signal construction at Benson road entrance across from Southern Trace Trail (*neighbor request*)
- Open Space and Buffers
 - Open Area = 40% of the site
 - Tree Preservation: 20% of the site
 - 45' landscaped buffer with 5' berm adjacent to existing single family (*neighbor request*)
 - Minimum 20,000 sf, 130' wide open play field in residential area
 - Playground in area 2 unless developed for 55+
 - Minimum 7,000 sf programmed gathering area

31 Zoning Conditions

- Site Design
 - Nonresidential buildings fronting Benson Road have limited parking between buildings and street
 - Residential buildings fronting Benson Road have no parking between buildings and street
 - Max 50% of Benson Road frontage can have parking between buildings and street
 - Internal sidewalk and pathways connect all areas to Benson Road multi-use path
- Environmental Commitments
 - Min. 75% of landscaping must be native species
 - Min. 3 signs identifying environmentally sensitive areas
 - Double silt fencing during construction to protect wetlands
 - Green buildings standards for primary buildings
 - Min. 2 types of Green stormwater infrastructure (bio-retention, pervious pavers, rainwater harvesting, green roofs, planter boxes)

31 Zoning Conditions

- Multifamily commitments
 - Max 650 units
 - Interior corridors and elevator served
 - Pool, clubhouse and dog park with increased dimensions based on project size
 - Min. 3 and Max 5 stories in areas 1 and 3
 - Extensive architectural guidelines
- Nonresidential commitments
 - Minimum 25,000 sf
 - Must front Benson Road (can't have residential between them)
 - Extensive architectural guidelines
 - Mandatory outdoor gathering and dining spaces with design requirements
- Workforce Housing
 - Minimum 5% of multifamily units
 - Affordable at or below 100% AMI

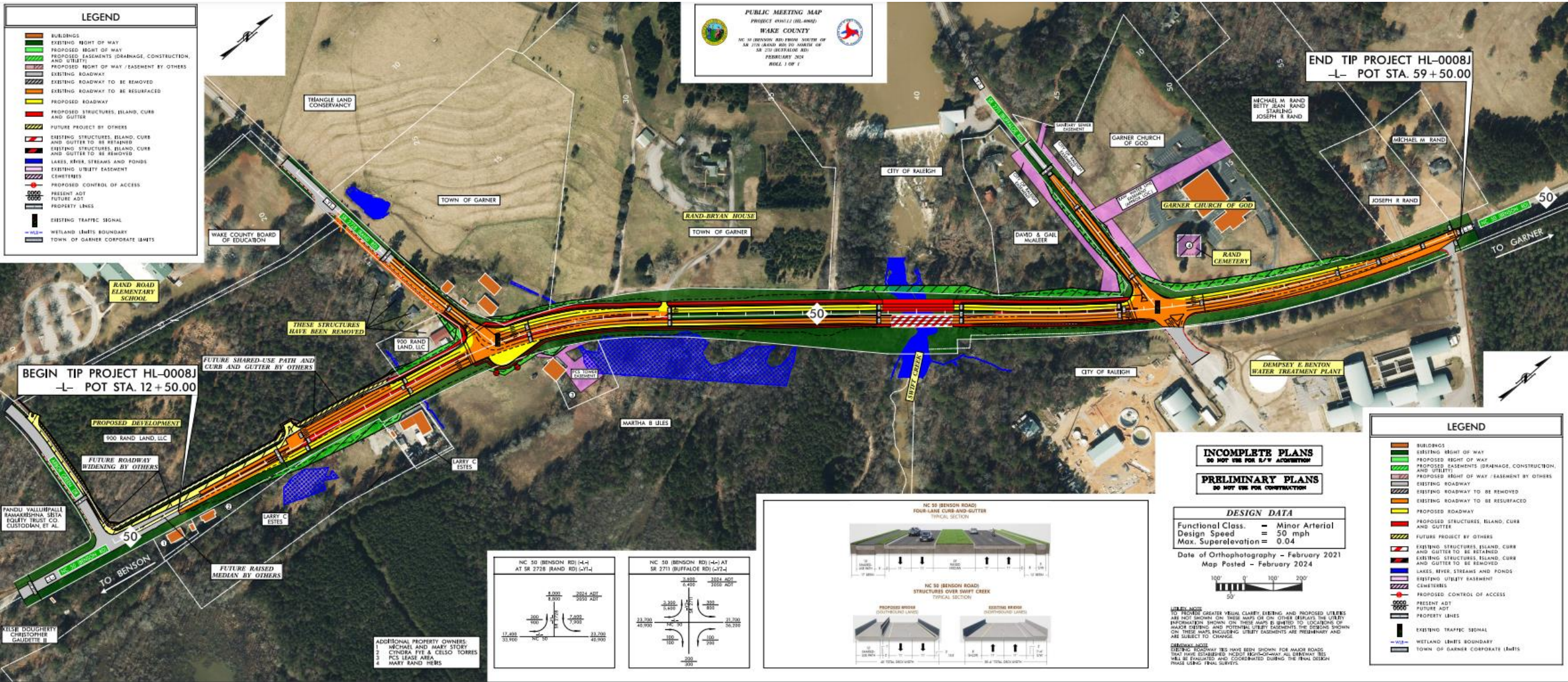
NCDOT Project 49367.1.1 (HL0000-8J)

LEGEND

- BUILDINGS
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENTS (DRAINAGE, CONSTRUCTION, AND UTILITIES)
- PROPOSED RIGHT OF WAY / EASEMENT BY OTHERS
- EXISTING ROADWAY
- EXISTING ROADWAY TO BE REMOVED
- EXISTING ROADWAY TO BE RESURFACED
- PROPOSED ROADWAY
- PROPOSED STRUCTURES, ISLAND, CURB AND GUTTER
- FUTURE PROJECT BY OTHERS
- EXISTING STRUCTURES, ISLAND, CURB AND GUTTER TO BE RETAINED
- EXISTING STRUCTURES, ISLAND, CURB AND GUTTER TO BE REMOVED
- LAKES, RIVER, STREAMS AND PONDS
- EXISTING UTILITY EASEMENT
- CEMETERIES
- PROPOSED CONTROL OF ACCESS
- PRESENT ADT
- FUTURE ADT
- PROPERTY LINES
- EXISTING TRAFFIC SIGNAL
- WETLAND LIMITS BOUNDARY
- TOWN OF GARNER CORPORATE LIMITS

PUBLIC MEETING MAP
 PROJECT 49367.1.1 (HL-0008)
 WAKE COUNTY
 NC 50 IMPROV. AD. FROM SOUTH OF SR 2728 (RAND RD) TO NORTH OF SR 2711 (BUFFALO RD)
 PRELIMINARY 2024
 SHEET 1 OF 1

END TIP PROJECT HL-0008J
 -L- POT STA. 59 + 50.00



BEGIN TIP PROJECT HL-0008J
 -L- POT STA. 12 + 50.00

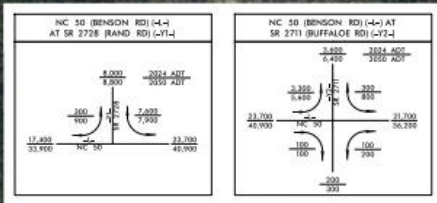
INCOMPLETE PLANS
 DO NOT USE FOR R/W ACQUISITION

PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION

DESIGN DATA

Functional Class = Minor Arterial
 Design Speed = 50 mph
 Max. Superelevation = 0.04

Date of Orthophotography - February 2021
 Map Posted - February 2024



ADDITIONAL PROPERTY OWNERS:
 1. MICHAEL AND MARY STORY
 2. CINDRA FYE & CELSO TORRES
 3. PCS LEASE AREA
 4. MARY RAND HEBS

UTILITY NOTE:
 UTILITY LOCATIONS SHOWN ON THESE MAPS OR ON OTHER DEPOSITS THE UTILITY CONTRACTOR SHALL BE LIMITED TO LOCATIONS OF MAJOR EXISTING AND POTENTIAL UTILITY EASEMENTS THE LOCATIONS SHOWN ON THESE MAPS INCLUDING UTILITY EASEMENTS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.

CONSTRUCTION NOTE:
 EXISTING ROADWAY TIES HAVE BEEN SHOWN FOR MAJOR ROADS THAT HAVE ESTABLISHED NCDOT RIGHT-OF-WAY ALL OTHER TIES WILL BE EVALUATED AND COORDINATED DURING THE FINAL DESIGN PHASE USING FINAL SURVEYS.

LEGEND

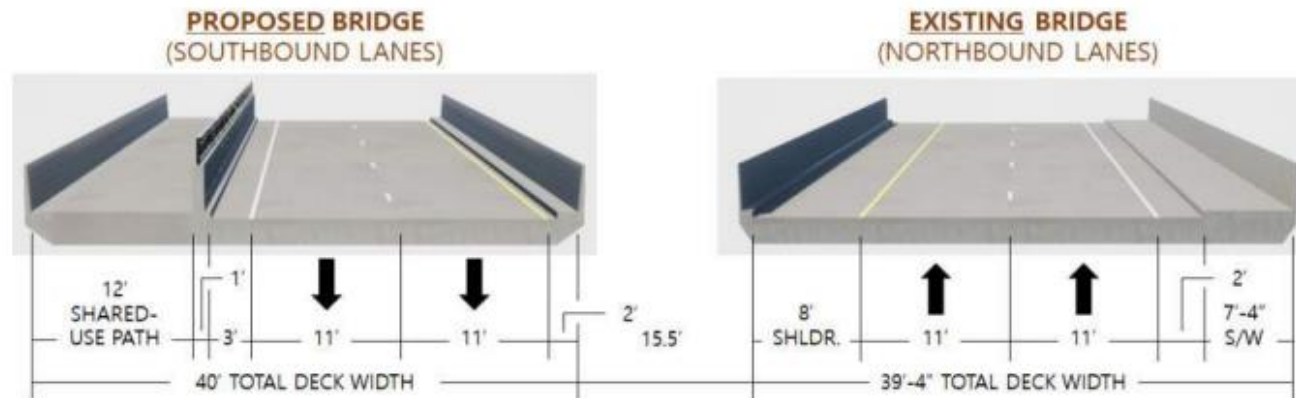
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NCDOT Project 49367.1.1 (HL-0008J)

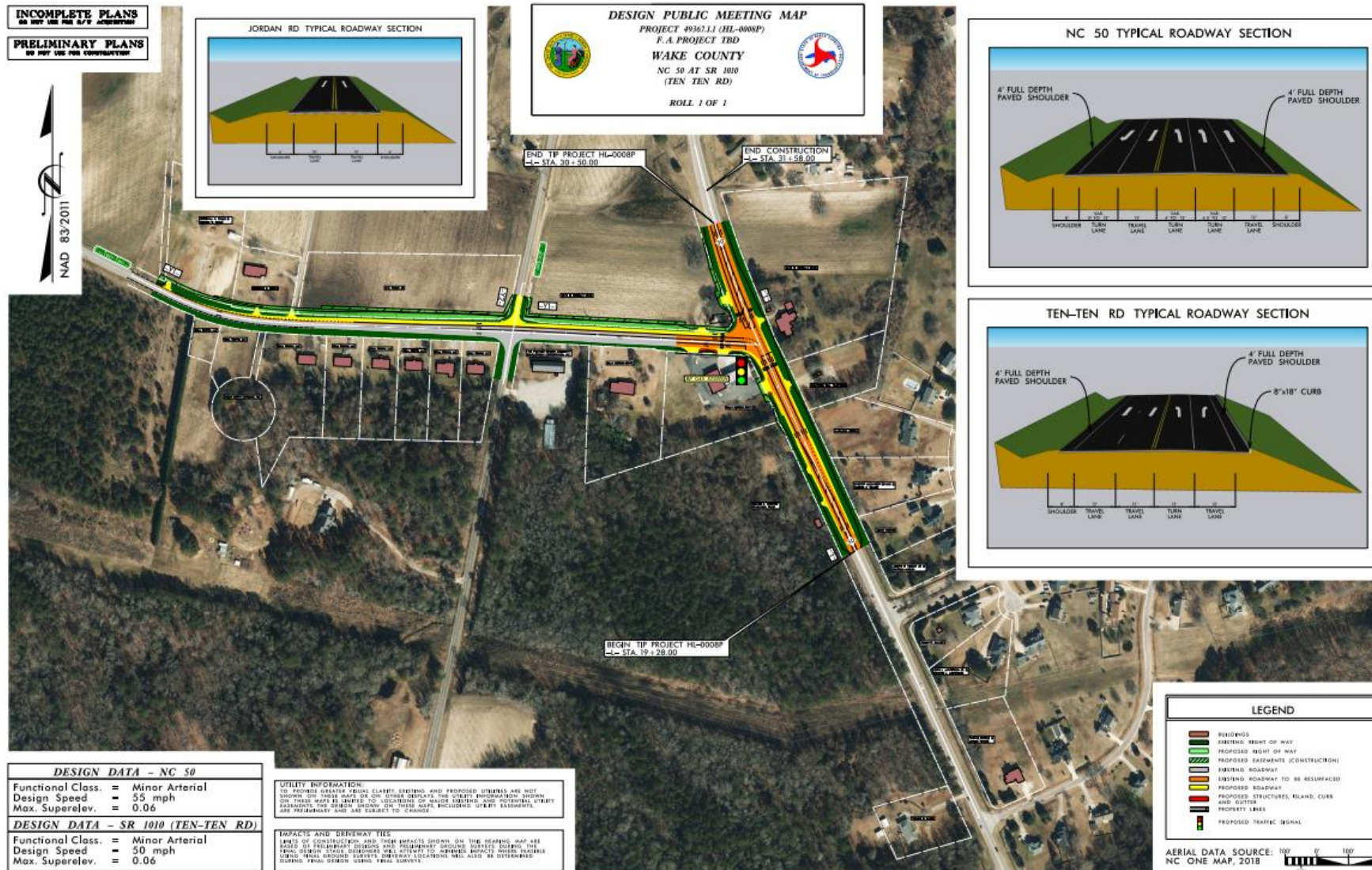
NC 50 (BENSON ROAD)
FOUR-LANE CURB-AND-GUTTER
TYPICAL SECTION



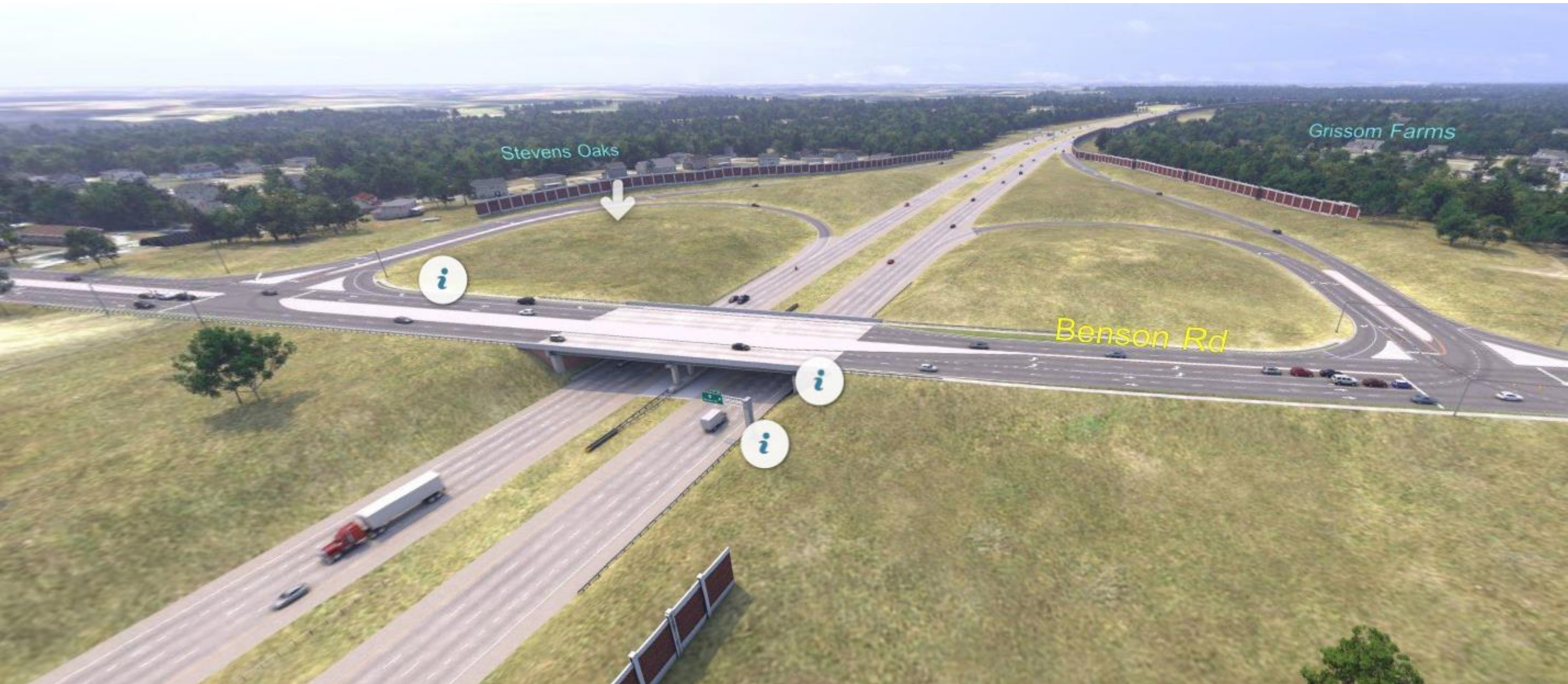
NC 50 (BENSON ROAD)
STRUCTURES OVER SWIFT CREEK
TYPICAL SECTION



NCDOT Project 49367.1.1 (HL-0008P)



NC-540 / NC-50 Interchange



NC-540 / NC-50 Interchange

