



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

Town Council

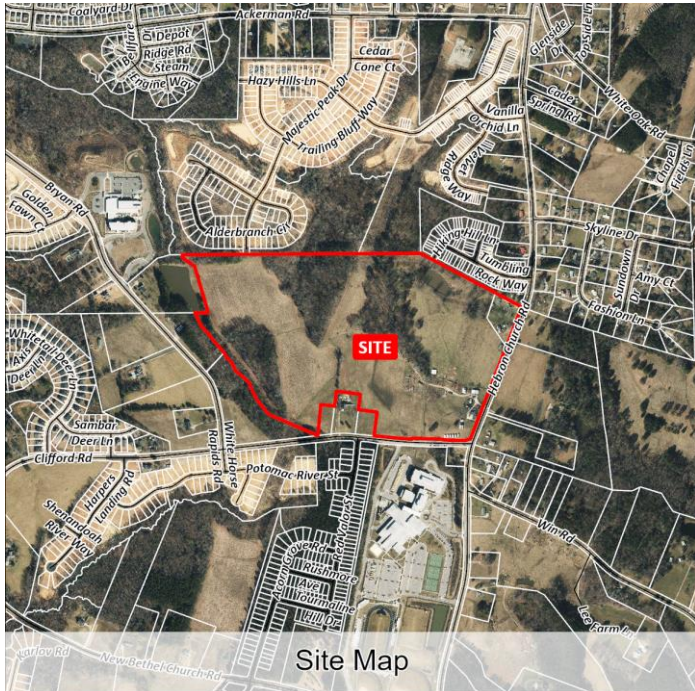
October 22, 2024 (cont. from 10/8/24)

# 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 256 dwelling units (*note: down from 291 in the original application*) including individual maximums of **98** townhouse units and **158** single-family detached units. This site is located on the west side of Hebron Church Road and north of Clifford Rd. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO included.



# Proposal

Rezoning: Residential 8 (R8- C306) Conditional

- Narrowed to 2 out of 18 possible uses
  - Collectively, up to a maximum of 256 Dwelling Units (*Note: down from 291 total dwelling units in the original application*)
    - Individual maximum of 98 townhouse units
    - Individual maximum of 158 single-family detached units



# Proposal: Master Plan

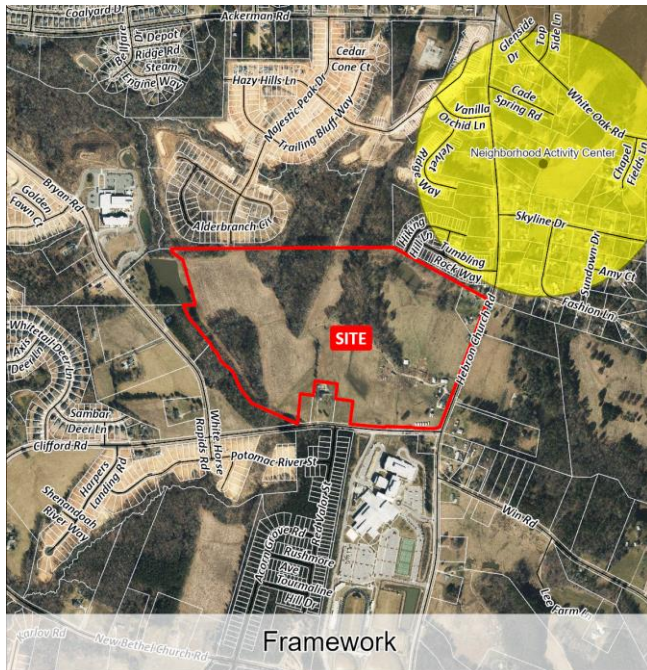


# Review - Framework Consistency

17 Growth Framework criteria evaluated

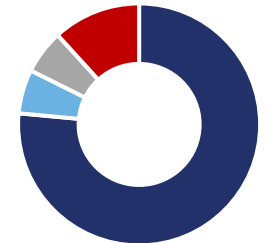
Final results:

- 13 strongly consistent
- 1 modestly consistent
- 1 split
- 0 modestly inconsistent
- 2 strongly inconsistent - Front loaded townhouses; form of small lot single-family detached houses



GROWTH FRAMEWORK CONSISTENCY

- Strong ↑
- Modest ↗
- Split ↔
- Modest ↘
- Strong ↓

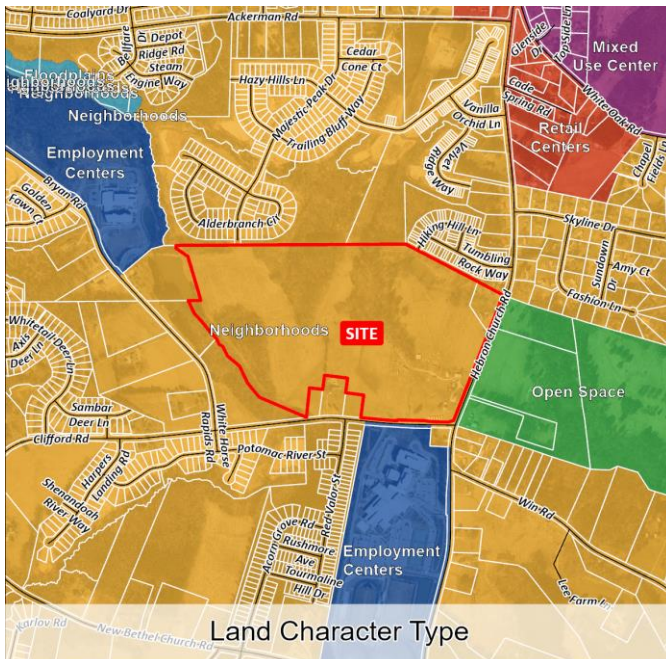


# Review - Land Use and Community Character Consistency

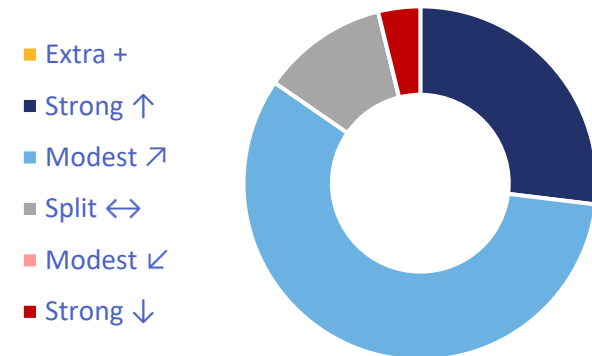
26 criteria determined applicable / possible to meaningfully address

Final results:

- 7 strongly consistent
- 15 modestly consistent
- 3 split
- 0 modestly inconsistent
- 1 strongly inconsistent – lack of green street solutions



LAND USE AND COMMUNITY CHARACTER CONSISTENCY



# PC's Motion to Recommend Approval

I move that the Planning Commission accept the consistency statement drafted herein as our own written recommendation regarding the consistency of the request with the Town's adopted land use plans and recommend approval of case number CZ-MP-23-04, with the condition that the maximum unit count matches the quantities shown on the masterplan (158 SFD Detached, 98 Townhomes).



- Motion – Avent, *friendly amendment proposed by Commission Member Carson to change the unit counts to align with the unit counts listed on the master plan.*
- Second – Voiland
- Vote – Unanimous (5-0)



# Reasonableness

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

See page 111 of the agenda packet for draft motions:

- to find consistent and reasonable (approve), or
- to find consistent and unreasonable (deny).

<i>Approve</i>	① Consistent and Reasonable	② Inconsistent but Reasonable
<i>Deny</i>	③ Consistent but Not Reasonable	④ Inconsistent and Not Reasonable



# Proffered Conditions

## General Commitments

1. Permitted uses:

USE CATEGORY: HOUSEHOLD LIVING

<b>Specific Use</b>	<b>R-8</b>
Single Family	P*
Townhouse (3-4 dwelling units)	P*

\*Any form of group living protected by state or federal statute for use in single-family dwellings shall be permitted according to the specific standards of the Garner Unified Development Ordinance

2. There shall be a maximum of 256 dwelling units. Of the 256 dwelling units, there shall be a maximum of 158 single family detached units and 98 townhouse units.
3. A Homeowners Association (HOA) shall be established in accordance with the Town of Garner Unified Development Ordinance. HOA documents must be recorded with the first final plat.



# Proffered Conditions

4. The developer will share in the costs of the 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.

## **Amenity and Common Area Commitments**

5. At a minimum, the main amenity shall include a swimming pool, cabana, benches, trash receptacles, and bike racks.
6. The main amenity pool shall be a minimum of 1,500 square feet.
7. The main amenity cabana shall be a minimum of 800 square feet.
8. 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.



# Proffered Conditions

9. Each pocket park (except pocket park B) shall contain a minimum of two of the following site elements: benches, shade structure, playground, dog park, or paved walking trails.
10. At least one dog park shall be provided in the development.
11. Two play lawns (minimum 10,000 sq ft) shall be provided in 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.
12. At least one playground shall be provided in the development.
13. Black aluminum picket fencing shall be provided around wet pond SCMs.

# Proffered Conditions

## Architectural Commitments

14. All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product - applies to front and side elevations with right of way frontage. All slab foundations with an exposed height of 12 inches or less shall be textured with parging - applies to front and side elevations.
15. 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.
16. 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.
17. 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.



# Proffered Conditions

18. All homes shall have a minimum 12” eaves on all sides.
19. Any cantilevered projection shall have cosmetic brackets or shelf supports directly underneath them.
20. All dwelling units shall have at least one window per habitable floor on each side elevation, excluding interior townhomes.
21. All windows within a street facing facade 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. All windows of a dwelling unit, with the exception of accent windows and bay windows, shall feature a common muntin pattern.
23. Vinyl siding and soffit shall be prohibited. Vinyl trim and decorative details are permitted.

# Proffered Conditions

24. All dwelling units shall have either a 2-car garage or a 1-car garage with a size of at least 12'x20'.
25. 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.
26. A decorative light fixture, a minimum of 6" wide and 12" long, shall be included on all garage door façades.
27. There shall be a minimum 2' front façade and 2' rear façade offset after every two units within a townhouse building.
28. 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.
29. The existing farmhouse shall be exempt from all architectural conditions listed above.



# Proffered Conditions

30. Subject to NCDOT and Town of Garner approval, the developer shall construct a crosswalk over Clifford Road located at the intersection of the project's Clifford Road entrance and the South Garner High School Entrance.
31. All single family detached dwelling units shall have a first floor bedroom with accompanying full bathroom.
32. All 28' wide townhome dwelling units shall have a first floor bedroom with accompanying full bathroom.