



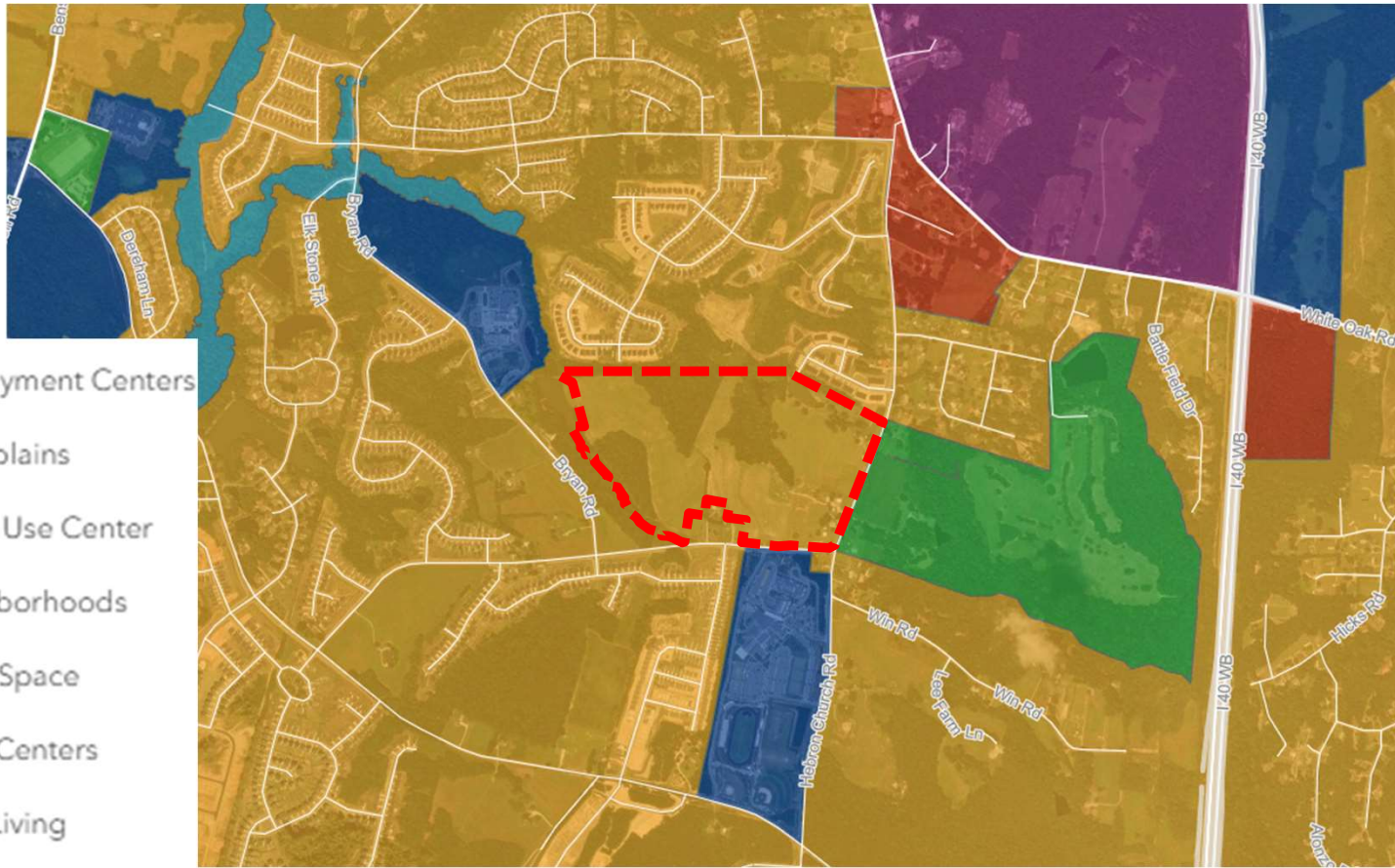
HOMESTEAD AT BRYAN FARM

CZ-MP-23-04

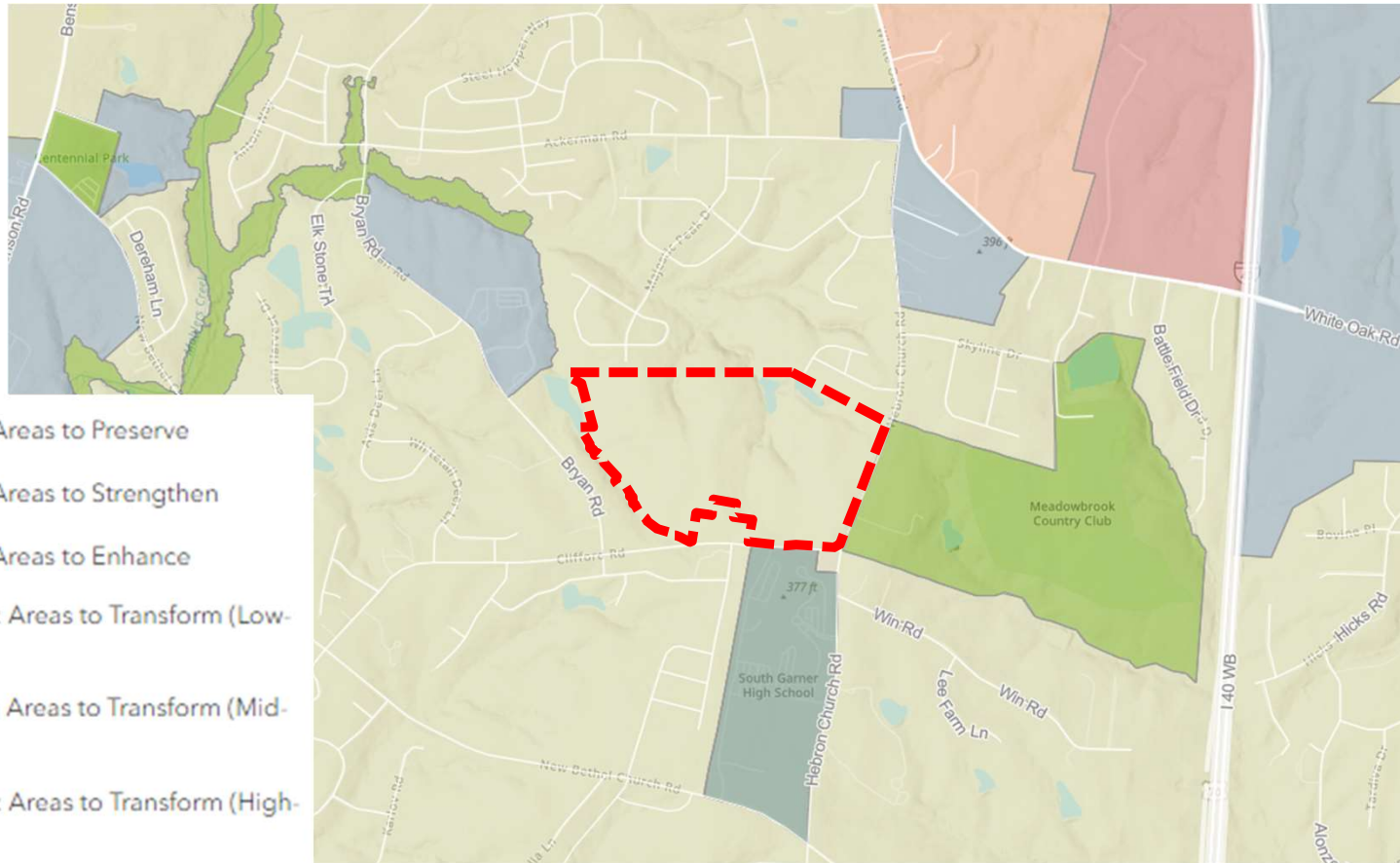
Town of Garner



Garner Forward: Character Typology



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)





SITE DATA TABLE

PIN(S)	1629453996, 1629568117
Total Site Area	+/- 99.17 acres
Overlay District	Lower Swift 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	+/- 88 lots
26' Townhome Units	+/- 120 units
22' Townhome Units	+/- 83 units
Total Townhomes	+/- 203 units
Total Proposed Dwelling Units	+/- 291 du
Proposed Density	+/- 2.93 du/ac
Required Connectivity Index	1.40
Provided Connectivity Index	1.46

LEGEND

- SIDEWALK
- EXPANDED SIDEWALK (MIN 6-FT)
- PUBLIC GREENWAY
- PRIVATE GREENWAY
- GREENWAY EASEMENT
- MAIN AMENITY LOCATION
- TOWNHOMES 26'
- TOWNHOMES 22'
- SINGLE FAMILY DETACHED
- TREE SAVE
- SCM PLANTINGS
- STORMWATER POND
- IMPROVED PARK SPACE

CONCEPT PLAN NOTES

01 All base file information taken from GIS is subject to change unless otherwise stated.

02 Streams and wetlands shown according to determination completed by S&EC. Sketch assumes northeastern pond is to be drained.

03 All assumptions shown herein are in accordance with current LDD standards as of the date shown on the plan. Changes to LDD standards, or jurisdictional text changes after that date may impact plan.





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

SITE DATA TABLE

PIN(S)	1629453996, 1629568117
Total Site Area	± 99.17 acres
Overlay District	Lower Swift Creec Overlay
Current Zoning	RA (Gamer)
Proposed Zoning	RB (Gamer)
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	± 158 lots
28' Townhome Units	± 55 units
22' Townhome Units	± 43 units
Total Townhomes	± 98 units
Total Proposed Dwelling Units	± 256 du
Proposed Density	± 2.58 du/ac
Required Connectivity Index	1.40
Provided Connectivity Index	1.46

CONCEPT PLAN NOTES

01 All base file information taken from GIS is subject to change unless otherwise stated.



Community Engagement Summary

Neighborhood

- No opposition

Planning Commission

- Unanimous recommendation of approval

Town Council

- Enhanced architectural conditions
- Reduced density by 54 units
 - 310 to 256 (2.58 u/a)
- Flipped townhome to single family ratio
 - Previous plan: 70% townhomes (203) to 30% SFD (88)
 - Updated plan: 38% townhomes (98) to 62% SFD (158)
- Reworked and enhanced greenway and sidewalk network
 - 3.6 miles of sidewalk and sidepath
 - 1.2 miles of greenways and trails
 - Connections made to surrounding network
- Added product diversity and superior options
- Enhanced open space and amenity commitments
 - Large, usable play fields with defined commitments
- First floor bed/bath commitment
 - All single family (158) and 28' townhomes (55) (213 total)
 - Single family first floor primary suite option added

Zoning Conditions

- Permitted uses: single family & townhouse
- Max of ~~310~~256 units
- HOA required
- [Contribution to White Oak/Bryan Road corridor improvements](#)
- Black aluminum picket fencing shall be provided around wet pond SCMs
- Amenities:
 - Main amenity shall begin construction upon receiving first CO for homes in Phase 1 and will be constructed within 18 months:
 - Pool (min 1,500 square feet), Cabana (min 800 square feet)
 - Each pocket park shall contain at least two of the following: benches, shade structure, playground, dog park, or paved walking trail
 - Minimum of 1 dog park required
 - [Minimum of 1 playground required](#)
 - Two play lawns with minimum 10,000 square feet area, [bounded loosely by landscaping and/or hardscaping features such as trees, shrubs, benches, decorative fence sections, sidewalks, trails, or similar](#)



Architectural Conditions

- Vinyl siding and soffit prohibited (vinyl trim and decorative details permitted).
- All units shall have 2-car garage or 1-car garage with minimum size of 12 feet x 20 feet.
- All slab foundations with an exposed height of greater than 12 inches shall be finished with masonry product. This 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. This applies to front and side elevations.
- All homes shall have a minimum 12-inch eaves on all sides.
- A covered front porch (minimum ~~20 square feet~~ 5' x 5') 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.
- An outdoor deck, porch, or patio (minimum of 80 square feet) 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.
- 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.

Architectural Conditions

- Any cantilevered projection shall have cosmetic brackets or shelf supports directly underneath them.
- All dwelling units shall have at least 1 window per habitable floor on each side elevation (excluding interior townhomes).
- ~~Shutters or 1x4 window trim shall be provided on the front façade of all dwelling units and side facades of all townhome dwellings with right of way frontage.~~ 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.
- All windows of a dwelling unit, with exception to accent windows and bay windows, shall feature a common muntin pattern.
- 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.
- A decorative light fixture (minimum 6 inch wide and 12 inch tall) shall be included on all garage door facades.
- ~~Articulation of the front facades of townhomes and/or an offset between units shall be provided to avoid flat building faces.~~ There shall be a minimum 2' front façade and 2' rear façade offset after every two units within a townhouse building.
- 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.

New Conditions since PC

- 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.
- All single family detached dwelling units shall have a first floor bedroom with accompanying full bathroom.
- All 28' wide townhome dwelling units shall have a first floor bedroom with accompanying full bathroom.













