Wendell Planning Board

Board Room

Town Hall, 15 E. Fourth Street, Wendell, NC, 27591

Regular Session Agenda

Monday, October 17, 2022 @ 7:00 PM

CALL TO ORDER

A quorum of five members of the Planning Board is required before taking official action.

- Welcome by Chairman Jonathan Olson
- Pledge of Allegiance by Planning Board Representative

1. ADJUSTMENT AND APPROVAL OF THE AGENDA

2. ADJUSTMENT AND APROVAL OF THE MINUTES

2.a September 2022 Planning Board Minutes Draft

Staff Contact: Matthew Burns
Planner I

mburns@townofwendell.com

3. NEW BUSINESS

3.a CD21-13 – This request is to rezone approximately 100.72 acres from Wake County Residential 40 (R-40) to Town of Wendell Residential 7 Conditional District (R7-CD) to create a residential subdivision.

Staff Contact: Stacy Griffin
Assistant Planning Director

sgriffin@townofwendell.com

4. OTHER BUSINESS

ADJOURN

AGENDA ITEM NO. 2.a

Item Cover Page

PLANNING BOARD AGENDA ITEM REPORT

DATE:	October 17, 2022
SUBMITTED BY:	Jeannine Ngwira, Planning
ITEM TYPE:	Minutes
AGENDA SECTION:	ADJUSTMENT AND APROVAL OF THE MINUTES
SUBJECT:	September 2022 Planning Board Minutes Draft

ATTACHMENTS:
Planning Board Minutes-9.19.2022- Draft.pdf

Town of Wendell
Town of Wendell Planning Board
Monday, September 19, 2022 @ 7:00 PM
Town Board Room

MINUTES

Members Present: Benjamin Griffin, Adam King, Phil Veasley, Bradley Taylor, Brad Jordan, Tevis High, Tina Cheek

Members Absent: Chairman Jonathan Olson

Staff Present: Bryan Coates, Planning Director; Stacy Griffin, Assistant Planning Director; Jeannine Ngwira, Planner II; Matthew Burns, Planner I

Others Present: Tanya Matzen of Brookfield Development; Nick Robinson of Bradshaw Robinson Slawter LLP; Chris Seamster of McKim & Creed; Josh Renke of Ramey Kemp

Call to Order

Vice Chairman Benjamin Griffin called the meeting to order at 7:00 PM. Mr. Griffin recognized that a quorum (minimum of 5 members) was present.

Pledge of Allegiance was recited.

1. **Adjustment and Approval of the Agenda**
   Mr. Griffin asked if there were any adjustments to the agenda. Hearing none, Bradley Taylor made a motion to approve the agenda and Brad Jordan seconded. The motion was approved unanimously.

2. **Adjustment and Approval of the Minutes**
   Mr. Griffin asked if all members had had a chance to review the minutes from the August 15, 2022, meeting and asked if anyone had any adjustments. Hearing none, Adam King made a motion to approve the minutes as presented. Mr. Taylor seconded. All were in favor and the minutes were approved unanimously.

3. **New Business**

3a. PUD22-02 – This request is to rezone approximately 458.73 acres from Wake County Residential 40 (R-40) to Town of Wendell Planned Unit Development (PUD22-02) to create a residential Planned Unit Development.

Planning Director Bryan Coates gave a presentation for PUD22-02, also known as the Ammons Property Planned Unit Development (PUD). Mr. Coates said the Planning Board was asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, including a statement of plan consistency and reasonableness.

Mr. Coates said that a Planned Unit Development (PUD) consisted of at least two components - a rezoning, which is heard before both the Planning Board and Board of Commissioners, as well as a Special Use Permit, which is a quasi-judicial hearing before the Board of Commissioners. Mr. Coates said Section L of the PUD document contained the applicant's responses to the Special Use Permit general requirements set out in the Town of Wendell's UDO. Mr. Coates said the Town Board would conduct the Special Use Permit could not discuss any details of the case with Planning Board members, the applicant, or citizens outside of the hearing. Mr. Coates said the overall subdivision plan was included as an attachment and the link to the full Master Plan set could be found on the cover sheet.

Mr. Coates said the applicant's proposal is for an approximately 458.473-acre assemblage along NC 97 that would create up to 1,833 housing units at a density of not more than four units per acre. Mr. Coates said that of the 1,833 proposed units, at least 52 percent (953 units) would be single-family detached; single-family attached (duplex, triplex, townhome) would account for no more than 30 percent; and multi-family would account for no more than 30 percent. Mr. Coates noted the applicant stated that the combined total of single-family attached and multi-family shall not exceed 880 units.

Mr. Coates said the applicant is proposing the residential properties be governed by a homeowners' association (HOA) which would abide by, maintain, and enforce the restrictive covenants. Mr. Coates said the PUD document featured exhibits related to the proposed PUD. Mr. Coates said that if approved, the applicant would submit preliminary plans for staff review followed by construction documents for staff review.

Mr. Coates said the current zoning was Wake County Residential 40 (R-40) and that the parcels were currently located in Wake County's jurisdiction. Mr. Coates said the parcels' land use was currently woodlands. Mr. Coates said the applicant had submitted an annexation request to the Town of Wendell.

Mr. Coates described the project setting and showed a current zoning map showing surrounding properties. Mr. Coates said some of the adjacent parcels were farmland, vacant, and partially wooded while some others were residential homes. Mr. Coates said some of these were in the Town of Wendell's jurisdiction while others were in the Town of Zebulon's jurisdiction, and Wake County's jurisdiction. To the north, the adjacent properties were a combination of vacant and residential uses in Town of Zebulon Residential-2 (Zebulon R-2), Town of Zebulon MHO (Zebulon MHO) zoning, and Wake County Residential-40 W (WC R-40W) zoning. To the south were a combination of vacant and residential uses in Wake County Residential-40 (WC R-40) zoning and Town of Wendell Rural Agricultural (RA) zoning. To the east were a combination of Town of Zebulon Residential-4 (Zebulon R-4), Town of Zebulon Residential-2 (Zebulon R-2), and Town of Zebulon Planned Development (Zebulon PD). To the west were a combination of vacant and residential uses zoned WC R-40.

Mr. Coates noted the project's proximity to the intersection of NC 97 and Marshburn Road to the northeast as well as the proposed Marshburn Manor development to the west of the Ammons parcels. Mr. Coates said the Town of Zebulon subdivisions to the east of the proposed Ammons PUD did not contain any stub streets to allow for connectivity across Little River. He said the property zoned PD by the Town of Zebulon had been approved for 418 attached and detached single family housing units. Mr. Coates said the subdivisions to the east in the Town of Zebulon contained a mix of single-family and townhome units.

Mr. Coates presented an overall site map to the Planning Board which showed the location of the three proposed PUD zones, the location of a proposed three-lane undivided minor thoroughfare leading from NC 97 through the southern end of the property, and a proposed two-lane undivided minor collector leading from the proposed three-lane road west toward Marshburn Road. Mr. Coates noted the site map showed the location of existing ponds as well as open space and some floodplain areas close to the existing water features.

Mr. Coates said the applicant was requesting a PUD and as such proposed unique zoning districts/zones, lot sizes, setbacks, and other requirements. Mr. Coates said, if passed, the document would become the zoning document for this assemblage. Mr. Coates said the intent of the PUD district is to allow for larger developments with integrated plans that might include all or some of the following types of uses: single family residential, multi-family residential, commercial, recreational, civic, and industrial.

Mr. Coates said the Ammons PUD proposed three zones. He said Zone 1 – Residential could include conventional detached or attached single family homes and age restricted products; Zone 1 Flex – Residential Flex could include single family residential and multi-family residential, including single family for rent products, apartments, or condominiums; and Zone 2-Open Space and Recreation could include passive open space, park space, and common area open space.

Mr. Coates said the applicant was proposing nine different housing types ranging from 16-foot-wide townhome lots to 70-foot-wide single-family lots as shown in the PUD exhibit.
Mr. Coates said that while setbacks would vary for each housing type, citing pages 32-41 of the PUD, in all instances where there would be a driveway/garage the setback would be 20 feet to ensure residents could park within their driveways.

Mr. Coats said the applicant had proposed the following design guidelines for the project, citing Exhibit B of the PUD document for the full details on the design standards:

Single Family Detached:

- 12” minimum foundation (except for age targeted or live-work units) with masonry finish on street facing sides.
- No single-family front façade or primary color can be duplicated for three lots, directly across the street or diagonally across the street.
- No vinyl siding.
- Minimum of one window or door on all side elevations on upper and lower levels. (Except zero lot line homes on the side with the reduced setback).
- Garage doors will have windows or carriage hardware. Garages that extend beyond the front of the house must incorporate a trellis, eyebrow roof, columned projection or other architectural element.
- Must have a minimum 6’ deep porch (covered) or landing (uncovered).

Townhomes:

- No vinyl siding. Front facades shall utilize masonry, brick veneer or shake accent elements on 50% of the units in each building.
- Each building shall include a staggered break of at least 2 feet.
- All end units shall have a window on the side elevation.
- Buildings must incorporate at least three of the following on primary elevations: dormers,

gables, recessed entries, covered porch or stoop entry, cupolas or towers, pillars or poses, minimum 10” eaves, offsets in building face or roof, window trim, bay windows, balconies, or decorative patterns on the exterior finish (e.g. scales/shingles, wainscoting, or similar).

Apartments/Condominiums:

- Minimum of 30% of front elevations and 15% of side and rear elevations shall provide doors, porches, balconies and/or windows.
- Front entrances at grade.
- Buildings must incorporate at least three of the following on primary elevations: dormers, gables, recessed entries, covered porch or stoop entry, cupolas or towers, pillars or poses, minimum 10” eaves, offsets in building face or roof, window trim, bay windows, balconies, or decorative patterns on the exterior finish (e.g. scales/shingles, wainscoting, or similar).
- Rooftop equipment to be completely screened from view.
- Max height of five stories.

Mr. Coates said the applicant would need to obtain stormwater and sedimentation-erosion control permits from Wake County Environmental Services before any site work could commence. Mr. Coates said the proposed development plan would need to meet the requirements of the UDO. Mr. Coates said that Wake County provides stormwater, sedimentation, and erosion control services for the Town of Wendell.

Mr. Coates said there would be a 20-foot Type B perimeter buffer around the PUD areas, as required, since the proposed use is more intense than the land around it. Mr. Coates said a Type B buffer is a medium density screen intended to create a visual separation uses and zoning districts. Mr. Coates said the minimum plantings for a Type B buffer are one tree per 25 feet and one shrub every 6 feet. Mr. Coates said the existing vegetation can fulfill the buffer requirements with supplemental plantings as needed to meet the UDO standards.

Mr. Coates said UDO Section 7.5 requires 1,750 square feet of open space per single family dwelling, 1,000 square feet for townhomes and 500 square feet for multi-family. Mr. Coates said Section 7.4 requires that 75 percent of the required open space be passive and 25 percent be improved park space of which 1/3 needs to be considered active.

Mr. Coates said the open space calculations were approximate as the PUD did not lay out specific numbers of units but percentages of units in each zone, citing page 8 of the proposed PUD. Mr. Coates said assuming 953 single family homes, 440 townhomes and 440 multi-family units the development would require 53.44 acres total of open space. Mr. Coates said the development was proposing approximately 120 acres of open space. Mr. Coates said roughly 83.75 acres of open space would be located within the areas of special flood hazard.

Mr. Coates said the project had committed to the multiple amenities including a pool and clubhouse; a minimum of two playgrounds; pocket parks; a public 10’ multi-use path; dedication of 1.5 miles of public greenway, later increased to almost 3.5 miles; a minimum 5-acre public park site; and a dog park. Mr. Coates said the precise location for the public park dedication had not been determined at this time.

Mr. Coates said that the development was proposing a greenway running north-south along

Little River in compliance with the town's plans. Mr. Coates said the dedication of the greenway along the Little River was key for a north/south connection and would encourage connections across Little River to connect Wendell and Zebulon. Mr. Coates said the two towns own a 25-acre site south of the Ammons PUD at the intersection of Old Zebulon Road and Wendell Boulevard for open space and recreation.

Mr. Coates said Staff also requested a greenway connection running along Falls Branch. Mr. Coates said the developer had initially chosen not to include that greenway connection when the Staff Report materials had been compiled and sent out to the Planning Board Members; however, the applicant had since agreed to include the greenway connection. Mr. Coates said the Falls Branch (Marshburn) Greenway was identified within the Town of Wendell's 2019 Parks and Recreation Master Plan.

Mr. Coates showed the Planning Board members a map taken from the 2019 Parks and Recreation Master Plan showing the location of this second greenway connection. Mr. Coates then showed a map from the PUD document showing the passive open space locations, park locations, proposed public park dedication location, perimeter buffers, 10-foot multi-use path, and public greenway trail.

Mr. Coates said UDO Section 16.3 Environmental Survey required that all streams, wetlands, floodplains, and other features be shown on preliminary plans. Mr. Coates said Exhibit A showed general locations for ponds and environmentally sensitive areas; however, those areas will be delineated further during the preliminary plan process.

Mr. Coates said Water and Sewer services would be provided to the site via the Town's agreement with Raleigh Water. Mr. Coates said Raleigh Water would need to approve all infrastructure to extend service to the Ammons site which may include gravity outfalls, pump stations, force mains and waterlines.

Mr. Coates said the applicant was anticipating a seven-year buildout schedule. Mr. Coates said the applicant expected homes construction to start in 2025 and continue through 2031.

Mr. Coates said UDO Section 16.11 required a Traffic Impact Analysis (TIA) for a development plan that exceeds 100 peak hour trips per day. Mr. Coates said the applicant had prepared a phased TIA for the proposed development for up to 1,700 units. Mr. Coates said that if the development exceeded the 1,700-unit threshold, an amended TIA would be required. Mr. Coates said improvements listed in the TIA were phased according to the project's buildout schedule. Mr. Coates read a list of the proposed improvements required by the TIA:

Phase 1 TIA Improvements by the Developer

- Full access drive with a 300' left-turn lane at the site exit onto NC97.
- A westbound 250' left turn lane into the site from NC97.
- A 100' eastbound right turn lane into the site from NC97.
- A 450' westbound right turn lane from NC97 onto Lizard Lick Road.
- A 150' northbound left turn lane and 100' right turn lane from Marshburn Road onto NC97.
- A 400' eastbound left turn lane from Lizard Lick Road onto NC 97.

Phase 2 TIA Improvements by the Developer

- A second 400’ eastbound left turn lane from Lizard Lick Road onto NC 97.
- A 350’ eastbound through lane and right turn lane at the signalized intersection of NC97 and Marshburn Road.
- A 100’ northbound right turn lane at site drive 2 (Marshburn Road).
- A 100’ left turn lane onto southbound Marshburn Road at site drive 2.
- A 350’ eastbound left turn from Wendell Boulevard onto NC 97 with a 1200’ additional lane for merging.
- Interchange of I-87 and Lizard Lick Road. The eastbound exit ramp onto Lizard Lick Road will become a free flow channelized lane with a 1200’ merge allowance.
- The westbound off-ramp of I-87 & Lizard Lick has a roundabout identified while the eastbound contains a recommendation of monitor for signalization.

Phase 3 TIA Improvements by the Developer

- Lizard Lick Road southbound will have a 100’ right turn lane onto westbound I-87 and a 25’ left turn lane onto I-87 eastbound.

Mr. Coates said Town of Wendell Planning Staff recommended a condition of approval be added to include a traffic signal analysis prior to the platting of each phase to determine if the two identified signals would be warranted. Mr. Coates said the traffic signal analysis would be reviewed by NCDOT and Town Engineering Staff. Mr. Coates then showed a diagram from the TIA showing where the proposed improvements would be located in relation to the site and nearby roads, including Marshburn Road, NC 97 Highway and Lizard Lick Road.

Mr. Coates said the project would have access onto NC 97 and would include a three-lane undivided minor thoroughfare and a two-lane undivided minor collector. Mr. Coates showed typical cross sections of these local streets based on the Town of Wendell’s Transportation Plan. Mr. Coates said the three-lane undivided minor throughfare was a 79-foot right-of-way with three 12-foot travel lanes, two 5-foot bike lanes, two 7-foot planting strips for street trees and two 6-foot sidewalks. Mr. Coates said the applicant was proposing a 10-foot multi-use path in lieu of a 6-foot sidewalk on one side of the street from NC 97 to the intersection with the minor collector. Mr. Coates said Staff expected the design of the three-lane undivided roadway to include a landscaped median when the third lane is not required or needed and to contain a design that focuses on pedestrian safety and appropriate crossings.

Mr. Coates said the minor collector two-lane roadway contained a 67-foot right-of-way with two 12-foot travel lanes, two 5-foot bike lanes, two 7-foot planting strips for street trees and two 6-foot sidewalks. Mr. Coates said the minor collector road would align with an adjacent development plan known as Marshburn Manor, which was currently in review by the Town of Wendell and would extend to Marshburn Road.

Mr. Coates said the local streets proposed contain a 52-foot right-of-way with two 11-foot travel lanes, two 7-foot planting strips for street trees and two 5-foot sidewalks. Mr. Coates said the road sections proposed met the Town’s standards.

Mr. Coates said the applicant was proposing a connectivity index of 1.4 which is consistent with projects in RR, R2, R3, R4 and MH zoning districts. Mr. Coates said an 800-foot max block length with 600-foot average block length was proposed which is consistent with zoning districts R4 and up. Mr. Coates said a cul-de-sac maximum of 600 feet was proposed which is consistent with zoning districts RA, RR, and R2. Mr. Coates said the applicant had proposed a

minimum driveway distance of 100 feet on collector and minor thoroughfares, and that the UDO distance requirement was 150 feet. Mr. Coates showed a diagram from the PUD submittal showing the three-lane undivided minor thoroughfare cross section and two-lane undivided minor collector cross section, and noted the 10-foot multi-use paths proposed on these sections. Mr. Coates showed diagrams from the PUD submittal showing the local street cross section and a typical private alley cross section. Mr. Coates noted that there had been issues in Wendell Falls, which is also a PUD, with people removing street trees as they had been included in an easement and not in the Right-Of-Way. Mr. Coates said Staff had been working with the applicant to improve the street design to help to address this issue as well as provide better-designed streets for pedestrians and cyclists.

Mr. Coates said Blueprint Wendell 2030 classifies the Ammons parcels as Medium Residential Living-1. Mr. Coates said the intersection of NC 97 and Marshburn Road contains a 50-acre area designated as Activity Center-2; a 75-acre area designated as Industrial/Manufacturing; and a roughly 30-acre area designated as Innovation. Mr. Coates said all of these areas are west of the proposed Ammons PUD and in the future would provide a variety of non-residential uses to serve the area.

Mr. Coates said the immediate area north of NC 97 in Wake County's jurisdiction are classified as Water Supply Watershed, as the area drains into the old Town of Zebulon Water Plant. Mr. Coates said the proposed Little River reservoir north of I-87 water supply watershed is north of the interstate and is a potential drinking water supply reservoir for Raleigh Water.

Mr. Coates said the proposed project meets the characteristics outlined in the description of the MRL-1 placetype as it relates to density, uses, street pattern, connectivity, and open space. Mr. Coates said the proposed project is comprised of residential units with a density of no more than four units per acre, for moderate-density residential development. Mr. Coates said Medium Residential Living-1 contains language that new residential units be single-family detached, and the applicant was proposing a mix of single-family detached, single-family attached and multi-family. Mr. Coates said Staff felt the requested mix of unit types within a PUD development was reasonable for a development of this size and contained conditions related to materials and design to address the appearance. Mr. Coates said the proposed project featured a mix of housing types including single family and multifamily with possible age-restricted and for-rent housing, which would encourage the creation of intergenerational neighborhoods. Mr. Coates said the proposed subdivision was dedicating an area for a public park and would have approximately 120 acres of open space as well as a greenway trail, which fit the Comprehensive Plan's goal of having more improved open spaces. Mr. Coates said the proposed subdivision featured a greenway trail running from the minor thoroughfare along the existing pond and north along the Little River corridor.

Mr. Coates said any recommended change to the zoning map should be accompanied by a statement explaining how the change is/is not consistent with the comprehensive plan and is/is not reasonable in nature. Mr. Coates said the proposed development and conditional district rezoning were consistent with the Medium Residential Living – 1 category placetype because the density falls within the range of 2 to 4 dwelling units per acre stated in Blueprint Wendell 2030. Mr. Coates said the proposal has a density of not more than 4 units per acre.

Mr. Coates said the lot sizes within the development do meet the intent for new development of both small-lot and medium-lot single family detached homes. Mr. Coates said the applicant was proposing 9 different lot sizes ranging from a minimum 16-foot-wide townhome to a 70-foot wide

single-family lot. Mr. Coates said the proposed PUD document does allow for accessory dwelling units. Mr. Coates said the development also incorporates trails throughout the neighborhood which is consistent with the open space types within MRL-1.

Mr. Coates said the proposed plan was consistent with Blueprint Wendell 2030 and could be considered reasonable as it assists with the following plan goals:

- Neighborhoods & Housing NH3. Diversify housing to appeal to different groups: age, income, lifestyle preferences, family situations. Encouraging variety of housing, especially within the same development.
- Green Spaces & Greenways Goal 1. Increase public access to outdoors, open space, and nature including through the existing and expansion of Wendell's recreation system.
- Green Space & Greenways Goal 2. Expand the park, greenway, trail network by developing new facilities and connecting to existing ones. The opportunities include connecting wildlife corridors and habitat patches, promoting walking transportation, and increasing business accessibility.
- Green Space & Greenways Goal 2.2. As Secondary, parallel greenway routes, protect greenspace along Marks Creek and Little River.
- Green Space & Greenways Goal 2.3. Develop, with private sector partners, a connected greenway system within town and to surrounding networks. Ultimately, greenways should connect the "two sides" of town and be part of the regional system, connecting to the Neuse River and Marks Creek Greenways.

Mr. Coates said that once preliminary plans were submitted, they would be forwarded to the Technical Review Committee for review and comment. Mr. Coates said the developer had held a virtual neighborhood meeting on August 4, 2022, with 20 people in attendance. Mr. Coates said the minutes from this meeting were included as an attachment.

Mr. Coates said the applicant had agreed to include the Falls Branch Greenway, identified in the adopted 2019 Parks and Recreation Master Plan, which had not been shown within the original PUD document. Mr. Coates said the applicant had also updated the PUD document to include parameters dictating that the proposed 5-acre minimum public park dedication to the Town of Wendell be placed along the Little River Greenway area and contain land outside of the floodplain that would be usable for a neighborhood park. Mr. Coates noted this change was so that people using the public-access greenway would have access to other activities and open space areas in the park. Mr. Coates said at least 2 of the 5 acres that would be dedicated would be outside of the floodplain. Mr. Coates said the applicant had proposed conditions containing language to address when in the development process a signal warrant analysis would be completed for the intersections of NC 97 & Site Drive #1 and the eastbound interchange of I-87 & Lizard Lick Road. Mr. Coates said they had agreed to assess this right before each phase of the TIA unit count. Mr. Coates said the applicant could go into more detail about these changes during their presentation. Mr. Coates said he could field any questions the Planning Board had before the developer made their presentation.

Mr. Taylor asked why Staff recommended a driveway length of 150 feet. Mr. Coates the 150 feet was not a driveway length, but the driveway distance limit of a minor collector from an intersection. Mr. Coates said this creates a stem from which drivers waiting at an intersection would not block a person's driveway.

Phil Veasley asked if there was any movement on the proposed Activity Center areas west of

the Ammons PUD area. Mr. Veasley said that having commercial nodes in that area would be helpful to serve the residents of the PUD. Mr. Coates said that before Blueprint Wendell 2030 was finished, Planning Staff had received many calls asking about and proposing development in that area. Mr. Coates said that the proposed Marshburn Manor and Ammons PUD developments were public knowledge, and as a result many people were interested in non-residential development to serve future residents. Mr. Coates said Planning Staff could not provide a timeframe for the Activity Center area as no plans had yet been submitted, but that there was certainly a lot of interest in serving the residential housing units.

Mr. Griffin asked Mr. Coates to provide additional details of what the zero-lot-line proposed units would look like. Mr. Coates said that from Staff perspective, zero-lot-line units were townhomes. Mr. Coates said there could be other unit types, such as duplexes, that could have zero-lot-lines as well.

Tevis High said that the applicant was required to provide approximately 53 acres of open space and proposing approximately 120 acres. Mr. High said by his calculations, 37 acres of that 120 acres would not be in the flood zone. Mr. High asked if Planning Staff believed this was appropriate. Mr. Coates said traditionally Staff wanted open space in environmentally sensitive areas to be protected, as well as open space outside of these types of areas in order to construct buildings that would serve public park spaces, giving the example of a park office. Mr. Coates said that greenways were commonly built on the floodplain and that Staff wanted a variety of different open space and land types in order to cater to different kinds of activities. Mr. Coates said this is something the Town looked for, but that developers also put this into consideration, as they would build the neighborhood pocket parks outside of the floodplain since the homes were required to be outside of the floodplain.

Adam King said per the packet the area within the flood hazard zone would be approximately 83 acres. Mr. King asked if based on the PUD, approximately 83 of the 90 acres would be in the flood zone. Mr. Coates said the open space dedication would be approximately 120 acres, 83 of which would be in the flood zone.

Tina Cheek asked if the area designated on the map as park space, in dark green coloring, would be active open space. Mr. Coates said he would allow the applicant to address that and asked if they should answer now or give their presentation first. Ms. Cheek said they should give their presentation first. Mr. Griffin invited the applicant to give their presentation and answer the Planning Board's questions.

Nick Robinson of Bradshaw Robinson Slawter said he represented the applicant and introduced Tanya Matzen, Chris Ferraguto, and Katie Myers, all of whom work on the Wendell Falls development team. Mr. Robinson also introduced Chris Seamster of engineering firm McKim & Creed and Josh Renke of Ramey-Kemp.

Mr. Robinson said the PUD project was a combined effort between developer, attorney, and site designer. Mr. Robinson said he had worked with Town staff in the past in creating the Wendell Falls PUD. Mr. Robinson said the Ammons land in question was in Wendell's urban service area and referred to it as land to grow into.

Mr. Robinson said he was there to introduce the request for a zoning map amendment, while Ms. Matzen would present the development team's experience and Mr. Seamster would present the land plan. Mr. Robinson said that all would be available to answer the Planning Board's

questions.

Ms. Matzen talked about the Wendell Falls development team, citing several design awards they had previously won. Ms. Matzen read the team's mission statement. Ms. Matzen said the Wendell Falls community had been around for about eight years and had several more years before it would be fully built out. Ms. Matzen said they tended to build all the way through and were consistent. Ms. Matzen said the Wendell Falls development team had sales success.

Ms. Matzen highlighted some of the passive and active open space amenities available in Wendell Falls. She said the Ammons PUD project was unique in that the land featured a lot of floodplain. Ms. Matzen said the team was working to preserve as much of natural environment as possible. Ms. Matzen said the team was providing almost 3.5 miles of greenway, as opposed to the 1.5 miles they had initially proposed.

Ms. Matzen said they were offering a variety of housing options that would appeal to first-time buyers and beyond. Ms. Matzen said they were providing a wide range of products and emphasized the quality of their builds. She read several testimonials from Wendell Falls residents. Ms. Matzen said their team had conducted an economic impact analysis and presented several figures to the Planning Board.

Ms. Matzen said that the Ammons PUD project would help to encourage future growth in line with the Blueprint Wendell 2030 plan. Ms. Matzen said the Ammons PUD would feature a variety of housing options, some of which would cater to older residents and provide social support for aging in place. Ms. Matzen said the Ammons project would facilitate greenway and pedestrian connections. Ms. Matzen said the Ammons project would feature pocket parks that could connect to neighborhood parks.

Mr. Seamster said he was a member of Wendell Falls development team and worked in engineering and land planning. Mr. Seamster said he had been part of the project when Newland, later Brookfield, had acquired the project in 2013. Mr. Seamster described the project setting and its proximity to nearby water features.

Mr. Seamster said the team was approaching the project in a similar way to Wendell Falls, in that they were providing diverse housing and improved open space interspersed throughout the community. Mr. Seamster showed a zoning map to the Board. Mr. Seamster said the road network they were proposing would incorporate the Wendell Falls Transportation Plan recommendations into the project. Mr. Seamster said the combined parcels had limited frontage on NC 97 which would be the main gateway to the neighborhood and that minor thoroughfare road connection would stub in the south. Mr. Seamster said they would be constructing a minor collector west from this road toward Marshburn Road.

Mr. Seamster described the 79-foot right-of-Wway of the minor thoroughfare and the bike lanes that would be provided. Mr. Seamster said the minor collector would have 67 feet of right-of-way, the local streets would have 52 feet of right-of-way with sidewalks on both sides and plantings, and the rear-load components would have 20-foot alleys.

Mr. Seamster described the various zones of the project. He said Zone 1 would provide a variety of residential options. Mr. Seamster said Zone 1 Flex would allow either traditional residential types or multi-family. Mr. Seamster described the 20-foot perimeter buffer that would surround the site and highlighted the open space sections.

Mr. Seamster said the open space and circulation map showed general locations of open spaces, amenities, recreation areas, and pocket parks spread throughout the community. Mr. Seamster said they were providing almost 3.5 miles of greenways and trails in the development. Mr. Seamster said this would include the multi-use trail along NC 97, a multi-use trail along one side of the minor thoroughfare, and 2.5 miles of greenway along Falls Branch and the east side of the Little River. Mr. Seamster said the portion along Falls Branch had been added most recently. Mr. Seamster said all those types of paths would provide residents with connectivity and access to all open spaces.

Mr. Seamster said the primary amenity would be located near the center of the site near the existing pond. He said it would overlook the pond and provide a view for community members. Mr. Seamster said they would be providing over 120 acres of open space. He said it exceeded the minimum requirement of the UDO which would range between 53 and 72 acres, explaining that the range was a result of the different housing types that could make up the requested percentages laid out in the PUD draft. Mr. Seamster said the provided open space would be about 26 percent of the 450-acre site.

Mr. Seamster responded to Ms. Cheek's earlier question and said the dark green shown on the plan was active or park space while the lighter green was passive open space. Mr. Seamster highlighted several areas that were flood zone soils or riparian buffers which would serve as some park space. Mr. Seamster said other areas within the community would be pocket parks within residential spaces. Mr. Seamster said some of the hatched area near the Little River would be the dedicated park space.

Mr. King asked if the central amenity center public space by the lake would be similar to the Farmhouse building in Wendell Falls. He asked how much of the space near the lake would be occupied by this amenity. Mr. Seamster said it was not finalized but it would likely be close to where the existing home is now and feature a grass amenity in front of it.

Ms. Cheek asked if the pool area would be located near this amenity. Mr. Seamster said he assumed it would be.

Mr. Veasley asked if the developers had considered dedicating a portion of the land to the Wake County Public School system. Mr. Seamster said he would let Ms. Matzen answer but that he believed the topic had come up. Ms. Matzen said they had conducted a school study and had determined that the middle and high schools in the area had capacity and that the elementary schools would have almost enough capacity to support the project but would be approximately five slots short. Ms. Matzen said they would work with Wake County Public Schools to accommodate students along their development timeline. Ms. Matzen said that Wake County was actively searching for land in and around this area and that the development team would continue to work with Wake County to ensure there would be adequate capacity.

Ms. Cheek asked if public safety had been considered in the design of the project to determine whether a fire station or EMS station would be required. Ms. Matzen said they had not engaged in those conversations yet.

Mr. Griffin noted the large square to the north of the property and said it seemed to line up with a street stub within the Town of Zebulon's jurisdiction. Mr. Griffin asked what the plan was for that stub. Mr. Seamster said the square would be a neighborhood pocket park within the

community and a possible stormwater retention pond. Mr. Seamster said the Little River curved in that section and that area was not very developable, so it would be challenging to connect it to Zebulon's side.

Mr. Taylor noted the large chunk of land south near the greenway zone seemed to have a lot of floodplain and asked if it would be very wet. Mr. Taylor said he had not visited the area personally but looked at satellite imagery and it appeared to be wet. Mr. Seamster said the Little River flowed north to south whereas the Falls Branch curved up and around. Mr. Seamster said a lot of that area was flood hazard area but was not wet, whereas the area along Falls Branch was approximately the creek's centerline and was wet. Mr. Seamster said the land was low in that area.

Mr. Taylor said people would probably not run or walk along that area due to it being wet. Mr. Seamster said the greenway would follow that area and people could experience nature and look at the creek. Mr. Seamster said the houses would be out of the wettest areas and outside of the floodplain.

Mr. Taylor asked if the 2 acres that would be dedicated, located toward the east on the site map, would stay dry. Mr. Seamster said it the area was in the 100-year floodplain and was not always wet but that there was a risk that it could flood.

Mr. Griffin addressed Mr. Coates, saying that the Town needed athletic fields for the community. Mr. Griffin asked if the park dedication land would provide Wendell with the opportunity to build athletic fields. Mr. Griffin noted that if the development would produce 500-plus school age children there would be an increased demand for fields in order for children to play soccer, baseball, and other sports. Mr. Griffin asked if the Town would have enough land outside of the floodplain for athletic fields outside of the amenity areas provided. Mr. Coates said the amended zoning condition that had been provided earlier in the afternoon called for a minimum of 5 acres. Mr. Coates said Town Staff wanted certain parameters to that acreage and condition. Mr. Coates said that the Town wanted land near the Little River and not NC-97 so that the park could be close to the greenway network. Mr. Coates said the developers had added the condition stating that 2 of the 5 acres would be outside of the floodplain. Mr. Coates said he would need to ask the Town's Parks and Recreation director what those 2 acres would look like in context of athletic fields.

Mr. Coates said the dedication would be for a neighborhood park, which the Parks and Recreation plan described as a social focal point for neighborhoods located within walking distance of the area served. Mr. Coates said a neighborhood park would provide active and passive recreation. Mr. Coates said neighborhood parks were smaller in size than community or regional parks and required more intense development on a smaller site area. Mr. Coates said typical facilities would include softball or baseball fields, half basketball courts, picnic tables and benches, multi-purpose fields, grills, swings, and/or playgrounds. Mr. Coates said alternate facilities could include tennis courts.

Mr. Coates said Staff and the Town would need to see how the acreage could be used to determine what functions what the neighborhood park would have. Mr. Coates said different parks functioned differently, and that not all neighborhood parks would have pickleball and softball courts; some may have more amenities or fewer amenities.

Mr. Coates said the typical ratio was 2 acres of park space per 1,000 people. Therefore, if the

developer was proposing a minimum of 5 acres, Town Staff would consider the number of housing units and household size. Mr. Coates said the prediction for the Ammons development would be approximately 4,600 residents added to the town. Mr. Coates said Town Staff wanted to make sure the Town has flexibility but cannot answer what exactly will be built there but provide options. Mr. Coates said this flexibility was important because the Town may not want soccer fields that attract many people going to tournaments driving through neighborhood streets to access park space. Mr. Coates said that while Parks and Recreation was always in need of athletic fields, determining their location was an important process for Planning considering transportation demand. Mr. Coates said from a Planning perspective, you would want regional and community parks featuring many large fields closer to major transportation centers. Mr. Seamster said every site was unique and the Ammons parcel featured greenways along the perimeter of the site due to its geography and the water features present.

Mr. Veasley asked if the roadways would feature a minimum walk distance requirement. Mr. Veasley said there were portions of Wendell Falls Parkways where there was almost a mile between pedestrian crossings. Mr. Veasley said there had been issues with pedestrian connectivity in Wendell Falls and certain areas were difficult to cross. Mr. Coates said that some level of distance between streets was desirable but that for a good connectivity index a grid system was necessary. Mr. Coates said the Ammons development would not include a Wendell Falls Parkway type road with four lanes and a median to cross. Mr. Coates said the difficulties of that design were part of the reason the Town preferred a three-lane minor thoroughfare designed with pedestrians in mind. Mr. Coates said the Town did not want to have extra asphalt for no particular reason. Mr. Coates said the Staff would hope to help design a more pedestrian-friendly roadway through preliminary and construction drawings. Mr. Coates said the issues Staff hears about with Wendell Falls Parkway do not occur in other areas but are due to the major four-lane road with median going through the neighborhood. Mr. Coates said the Town did not anticipate the same challenge with the Ammons development due to the layout of the development and roads proposed. Mr. Coates said the Parkway had been built before Wendell Falls was fully designed so the Town was stuck with that road design.

Mr. Taylor asked where the major road would end. Mr. Coates said there were a few properties between the southern portion of the Ammons parcel and where McKenzie Meadows was currently under construction. Mr. Coates said the Town envisioned the proposed road would connect to Old Zebulon Road and eventually over to Wendell Boulevard.

Mr. Taylor asked if the envisioned road would lead drivers over to the Wendell Boulevard intersection, which he noted was difficult and challenging. Mr. Coates said the Transportation Plan did not show exactly where a road had to go, as it was outdated and had been updated several times. Mr. Coates said the current Transportation Plan map shows a road connecting over widest part of the floodplain on the eastern area of the parcel, but that there would never be enough development in that area of Zebulon for the cost of building that road and accompanying bridge to be justifiable. Mr. Coates said the road proposed by the development would be better for potential future connectivity to the Old Zebulon Road area. Mr. Coates said if the developer put in the road exactly where the Transportation Plan proposed, then the road would always be a dead end and never connect to another area.

Mr. Veasley asked if those properties south of Ammons parcels were likely to be developed. Mr. Coates said he would not discount any property from being developed, noting any property might be developed at any time. Mr. Veasley said he wanted to make sure there would be connections from the Ammons area to downtown. Mr. Coates said the locations the developers

were showing would be Staff's preference because they would increase the chance for connectivity.

Mr. Taylor asked if the road would lead to where the dump was located near Old Zebulon Road. Mr. Coates replied no, saying there would be a four-lane road near Marshburn Road. Mr. Coates said this road was not yet built. Mr. Taylor asked if this would be where a community park was proposed. Mr. Coates said it would be to the west of that area.

Mr. Veasley asked if in addition to traditional housing types like single-family, townhomes, and apartment the developer would allow designs like duplexes and fourplexes. Mr. Veasley said he was looking toward the future and having a variety of housing types. Ms. Matzen said they had not launched into the design and envisioning yet, but that it could be a possibility which is why they were proposing nine different housing types.

Mr. Griffin asked how many homes would be front-loaded along the minor thoroughfare, noting he was thinking of safety concerns. Mr. Coates said none would be front-loaded. Mr. Coates said homes were not allowed to be front-loaded along a collector and the homes would either need to be rear- or alley-loaded or designed in a different way. Mr. Griffin said this was good to hear due to his experiences in other communities where front-loaded homes along collectors would cause daily problems for citizens, including people having to drive toward an intersection to turn around due to being unable to pull into their driveways.

Mr. King asked if the proposed road would be like a Big Falls Drive or Daniel Ridge. Mr. Coates said it would be comparable to Daniel Ridge without as much pavement. Mr. Coates said he was aware of the pavement width on Daniel Ridge being a challenge, noting that the road had already been built before Newland had purchased the development. Ms. Matzen confirmed Daniel Ridge had already been built. Mr. Coates said the collector would be like Big Falls Drive with 5-foot bike lanes and street trees which would make it feel narrower.

Mr. Veasley asked if they could add a condition saying playgrounds would be located on each side of the development. Mr. Coates said the Planning Board could ask the developer to commit to adding such a condition. Ms. Matzen asked if the playground would go along the other side of the creek. Mr. Veasley said along the other side of the thoroughfare. Ms. Matzen said she would agree to adding that condition.

Mr. King said that as a parent with a young daughter, his biggest complaint was that there is only one park with two swings in Wendell Falls. Mr. King said in general, the developer should consider adding in more of a true playground. Mr. King said there were other great components in pocket parks, but he wished there were more swings in Wendell Falls. Mr. King said this was more of a comment for future consideration

Mr. Griffin asked if it was realistic that the apartments proposed in the Phase 1 Flex would go up to five stories. Mr. Griffin asked what the tallest apartment buildings in Wendell were at the moment. Ms. Matzen said the tallest were at Brea in Wendell Falls. Mr. Coates said the PUD document in Wendell Falls would allow them to go up to eight stories. Mr. Coates said that just because the apartments were only four stories today did not mean they could not be taller in the future. Mr. Coates said the Ammons PUD was asking for five stories. Mr. Coates said that depending on the environmental concerns of an area, four- to five-story apartment buildings were commonplace, so the request was not alarming. Mr. Coates said the fire department in the area was already planning to accommodate up to eight-story buildings.

Ms. Matzen said that market demand called for three- to four-story apartment buildings in the area, with the exception of some urban centers. Ms. Matzen said she had not seen as high as five in the area. Mr. Griffin noted there was a 40-story development that would be built in downtown Raleigh.

Mr. Veasley asked if the developer had considered purchasing parcels near the intersection of Marshburn Road and NC 97 for commercial development. Ms. Matzen said the Ammons area was designed for residential uses, but that Blueprint Wendell 2030 called for commercial areas near the intersection in question. Mr. Robinson said it might be hard to imagine this many houses without commercial to serve it, but that the reverse would be the same situation. He said there must be a symbiosis between both. Mr. Robinson said that the good news was that there was a dedicated area nearby that would provide commercial uses.

Mr. Taylor asked if the land near that intersection was Wendell land or Zebulon land. Mr. Coates said all the parcels under consideration and shaded on the Comprehensive Plan was in the Town of Wendell's service area, and that the Town of Wendell would not plan to annex any land in the Town of Zebulon or the Town of Knightdale service areas.

Mr. Veasley asked if Ammons acres had considered purchasing any of that land. Mr. Robinson said none of those parcels were available to purchase at the time.

Mr. Taylor asked if the developers had a plan to drive spending into Wendell and not into Zebulon. Ms. Matzen said she hoped buyers would go from Ammons toward Wendell Falls for their commercial needs and services. Mr. Coates said Marshburn Manor and Ammons would provide housing for approximately 2,200 people and that Town Staff was receiving a lot of calls for commercial and non-residential development. Mr. Coates noted he could not say whether it would be commercial or mixed-use but there was considerable interest. Mr. Taylor said ideally it would be something other than a small corner store or car service place. Mr. Coates said he would think that with the number of housing units and the proximity to the highway, the Town would likely see non-residential development.

Mr. King said that taking the total acreage and deducting the open space would leave 338 acres dedicated to residential, saying it would amount to 0.18 units per acre. Mr. Coates said the Town of Wendell did not calculate open space in that way. Mr. King said his calculation was similar to his calculations for Wendell Falls as far as lot sizes. Mr. Coates said the lot sizes would be similar.

Mr. Taylor asked how the acreage would be broken down between phases. Mr. Seamster said he did not know off the top of his head but based on the amount of acreage and the two phases, he expected it to be split between 150 and 170 acres per phase.

Mr. Veasley asked what held the developer to specific standards, asking what would prevent them from jamming a lot of homes on one side rather than spreading them out between the phases. Mr. Coates said there was nothing in PUD showing how they would spread out the lot types. Mr. Coates and Ms. Griffin noted the different lot sizes would affect the buildout. Mr. King said there was a maximum number of houses. Mr. Coates said the maximum number was 1,833 and that there were three main types—single-family detached, single-family attached, and multi-family. Mr. Coates said there were breakouts in these categories. Mr. Coates said at a minimum there would have to be 953 single-family detached homes on various lot sizes, likely in Zone 1.

Mr. Taylor asked how many of those single-family homes could be rentals. Mr. Coates said they could not be, as the UDO considered single-family homes for rent as multi-family. Mr. Griffin said multi-family was going to be his next question and asked for what single-family for rent would look like. Mr. Griffin asked if this would look like an apartment building. Mr. Coates said the apartments would be multiple units in a buildings, whereas single-family for rent would be all on individual lots. Mr. Coates gave the example of Stone Arbor as a single-family for rent product which featured multiple individual lots. Mr. Coates said there were other single-family for rent products where all the houses were on one lot, but per the UDO those would be considered multi-family. Mr. Coates said multi-family of this type would need to be part of PUD, a Conditional District, or get a Special Use Permit (SUP) from the Town Board. Mr. Coates said traditionally, when a developer makes a PUD or a CD they make multi-family a permitted use in order to avoid going back to the Town Board to request an SUP.

Mr. Griffin asked Mr. Renke to come forward to discuss the signal warrant as well as the TIA. Mr. Griffin asked if the developer or the Town should go ahead and put a signal in near the intersection proposed near NC-97 in order to be pre-emptive instead of having to update the TIA for every 100 or more new homes that are built. Mr. Renke said the difficulty of doing so was NCDOT's requirements, as they would have the final say as to whether the signal would be installed. Mr. Renke said they would require a signal warrant analysis. Mr. Renke said the TIA would consider peak times, normally the morning and the evening, and based on traffic counts NCDOT would determine whether the peak traffic would warrant the installation of a signal. Mr. Renke said NCDOT would sometimes recommend a signal based on the intensities of peak hours, which sometimes happened in areas with a lot of residential development. Mr. Renke said it was difficult to just ask for a signal since it would ultimately be NCDOT's decision and they would require the developer to submit the TIA for review. Mr. Renke noted that NCDOT would likely not want to fund the signal, so it was up to the developer to conduct the TIAs at intervals and ask if the time was right to install the signal.

Mr. Coates said the reason for Staff asking for specifics on when the signal warrant analyses would take place is that conversations with NCDOT indicated they wanted the TIAs to be done. However, there had previously not been any timeline for the TIAs. Mr. Coates said Staff wanted specifics so that it was very clear to the Town, the developer, and NCDOT when those analyses would happen.

Mr. Griffin said he could see the Ammons area becoming a bedroom community serving other areas of Wake County, especially to the west. Mr. Griffin said this was not necessarily what he would want to see but that many potential residents might jump on the interstate and make lots of left turn movements. Mr. Griffin said he wanted this to be taken under consideration in order limit traffic buildup and encourage future public transit.

Mr. Coates said the developer was proposing the signal analysis would occur between the phasing of the TIAs, meaning before each new phase would come online or be platted.

Mr. Robinson said the written language of the PUD would feature the exact timing based on the number of units.

Mr. Renke said that when there was not a signal in an area, a TIA would look at various concerns, because people do not want traffic backing up. Mr. Renke said the TIA would also consider capacity, storage, safety, stop control, and waiting turns. Mr. Renke said the TIAs after

each phase would consider these issues in order to justify a traffic signal.

Mr. Griffin said the later phases called for many improvements for I-87 and noted that DOT had fairly concrete plans. Mr. Griffin asked how the Town and developer would work with DOT to ensure that a roundabout is called for and that improvements to Lizard Lick Road would be completed. Mr. Griffin noted DOT normally does wholescale improvements to current interstate standards. Mr. Griffin asked what the plan was for later phases as people start to see some of I-87 plans go on paper and have public meetings.

Mr. Renke said that when moving forward with plans, NCDOT preferred not to have to put in improvements that would end up being torn out but instead put in improvements to be built off of as that would be more cost-effective. Mr. Renke gave the example of a roundabout, which could feature slip lanes that could be added at various phases of the design phase. Mr. Renke said NCDOT designs were guided by funding and feedback. Mr. Renke said the TIA composed for Ammons was done considering the improvements proposed by the Marshburn Manor TIA as they were complementary and would build off each other.

Mr. Taylor said Mr. Coates had shown an earlier side and asked if the intersection at NC 97 would add another turn lane or extend the existing turn lane. Mr. Coates said the intersection would have two turn lanes, one of which would be a receiving lane. Mr. Renke said this was correct. Mr. Taylor said this would be a useful improvement as he had seen that area backed up all the way to Rolesville Road. Mr. Taylor asked if there had been any analysis of that area toward the west. Mr. Coates said every intersection on the map shown was included in the study area even if it did not show improvements. Mr. Renke said that from scoping all the way through conducting the TIA, they would consider the number of trips generated by multiple intersections. Mr. Renke said this TIA included nine intersections, six of which showed improvements ranging from additional turn lanes to signalization to roundabouts. Mr. Renke said the Marshburn Manor TIA was taken into consideration.

Mr. Taylor asked if there were proposed improvements on the horizon for Marshburn Road or other roads in the area. Mr. Coates said the four-lane road would run east-to-west and connect Wendell Boulevard near Industrial on the west side. Mr. Coates said Marshburn to the north of that area would be four lanes with a median toward NC 97. Mr. Coates said NC 97 would also be four lanes near Wendell Boulevard all the way to Zebulon.

Mr. Coates said that the Town wanted multiple ways for people to get downtown with thoroughfares and collectors, as well as with greenways and bike lanes. Mr. Coates said certain areas, such as south of Hanor Lane, would not be able to have a four-lane road as the built environment was already there; however, Mr. Coates said there would be cross sections to take people in bikes and cars to different sections of town.

Mr. Coates said the Comprehensive Plan showed different connections with various functions across the future city, as well as multiple Activity Centers. Mr. Coates said people would not need to all go to the same place to get groceries or bank as there would pockets of commercial areas all over town, but that this could be hard to visualize because the nodes are not yet built. Mr. Coates said when talking about connections and improvements it was easy to just see a malfunctioning light on a country road, but these areas had potential to change people's habits by providing mixed use nodes within an easy walk or drive.

Mr. Coates said downtown would always be the town's focus and the town would need to keep

working on it to make it a destination. Mr. Coates said one could think of it as a larger mixed-use node compared to some of the others, but that other mixed-use nodes would provide similar opportunities and destinations. Mr. Coates said these nodes would provide services, grocery stores, pharmacies, doctors' offices, daycares and many other services. He said although people would still need to get downtown and downtown should be an attractive place, citizens should be able to get various services outside of downtown and have options.

Mr. Taylor said he was thinking of how people get through town and to downtown. Mr. Coates said the Comprehensive Plan's future land use activity center near Wake Tech was important as it would contain services, retail, as well as provide jobs for many peoples. Mr. Coates said it had the potential to change the eastern part of the county as it would become more of a destination, similarly to how Publix and future retail in Wendell Falls served people from all over the county and even further east.

Mr. Griffin asked for Mr. Robinson to go through the conditions for the Board. Mr. Robinson said the Ammons PUD was consistent with Comprehensive Plan and the development would be in the in the public interest. Mr. Robinson said he was asking for the Planning Boards recommendation of approval. Mr. Robinson said he would add language concerning playgrounds on both sides of the thoroughfare as a condition. Mr. Robinson read through the other conditions. Mr. Robinson said they had added to the conditions that the greenway portion included in the Parks and Recreation plan be constructed, as well as the signal warrant analysis.

Mr. Griffin asked for more details regarding platting, asking if it was conceivable that the developer would build up to 1,000 homes before conducting the signal warrant analysis. Mr. Robinson said that the decision to add a signal would be made by DOT before the developer could move forward to the next phase of the plan. Mr. Robinson said it was unlikely that the developer would have built that many homes up to that point due to the length of the buildout timeline. Mr. Robinson said that per the language included, it would not be when the 1,564 house would be occupied, but when the plat for the home would be submitted. Mr. Coates clarified that it would not be based on the submission of the plat, but rather approval of the plat. Mr. Coates noted the submission and review process could take several months. Mr. Renke said that NCDOT and the developer TIA would take the development process into consideration as the development was being built out.

Mr. Veasley asked how the traffic analysis determined how people would use the minor thoroughfare versus using the minor collector. Mr. Veasley said the development was proposing a lot of homes. Mr. Renke said the TIA was conducted twice, once without the minor collector, and once with both roads. Mr. Renke said the second road would help to alleviate traffic along the minor thoroughfare. Mr. Renke said NCDOT had recommended adding the minor collector.

Mr. Veasley asked if the TIA would need to be redone if Marshburn Manor were denied. Mr. Renke and Mr. Coates replied yes. Mr. Renke said the new TIA in this case would be similar to the original TIA.

Mr. Taylor referred to the questions from the community meeting and asked if the greenways would be constructed all at once. Ms. Matzen said that greenway construction was typically tied to the construction of houses and phases and would happen in pieces.

Mr. Taylor asked about the feedback from the community meeting and asked if there were

concerns. Ms. Matzen said there was positive feedback and many people were curious. She said that in general, people were aware that the Ammons properties were valuable and poised for development. Mr. Taylor asked if there were people who concerned that the development would hurt their livelihood. Ms. Matzen replied no, saying that many people expressed interest in selling their own parcels.

Mr. Griffin asked if it were possible to amend the condition so that Town Staff would have more flexibility in reviewing or approving plats based on the signal warrant analysis. Mr. Coates asked if he wanted the analysis to be similar in timeline to I-87 and Lizard Lick, before the first plat of phase 2 was approved, and then again before phase 3. Mr. Griffin said if this were the case and the signal were not warranted, then the developer would not build it. Mr. Griffin said he was thinking about possible delays at Marshburn Manor or other potential downfalls. Mr. Griffin said he wanted to make sure they were able to get people in and out of the community safely.

Mr. Robinson said the developer would be willing to make this adjustment. Ms. Matzen and Mr. Renke said that NCDOT would almost certainly not approve the signal for construction at only 597 dwellings, as they would not deem it warranted due to traffic counts. Ms. Matzen and Mr. Renke said that in previous conversations with NCDOT, they had indicated the warrant analysis should occur after approximately 1,500 homes were built.

Mr. Griffin said he wanted some flexibility as an option for Town Staff in case traffic ended up being worse than expected. Mr. Coates said it was preferable to Staff to have specific dates tied to the phases and platting as opposed to vague language. Ms. Matzen said it was currently tied to the approval of the plats. Mr. King said it was tied to the units of the development and asked if it could be changed to so 1,200 units, for example. Ms. Matzen said NCDOT did not believe a signal would be warranted at 600 or 1,200 units. Mr. Renke said he could not make a recommendation with 100 percent certainty, but that based on his engineering experience he could confidently say that the construction of a traffic signal would not be warranted in the first phase of development. Mr. Renke said NCDOT would have required a signal analysis sooner if they believed it was necessary based on projected peak hour trips.

Mr. Renke said that people most likely would not buy houses in the area if traffic was considerably backed up or if getting out of the site was a consistent problem. Mr. Renke said NCDOT would not be particularly concerned about that, but that any major traffic concerns would push the developer to conduct another TIA or warrant analysis sooner. Mr. Renke said the NCDOT estimates and TIA estimates were holistic, and considered multiple potential developments and growth rates in the area. Mr. Renke said although the NCDOT estimates might be conservative, they were reasonable and if traffic worsened sooner than expected DOT might require the TIA be redone. Mr. Renke said NCDOT was typically good at considering thresholds and providing accurate projections. Mr. Renke said the developer could come forward saying there are delays backing up the site and ask for a TIA to be conducted earlier.

Ms. Cheek asked if these numbers were based on minor collector being built as well or only considered the minor thoroughfare. Mr. Renke said they would need to conduct the traffic study again if, for example, Marshburn Manor did not go forward as it would completely change the access to the Ammons site.

Mr. Taylor asked if the developer would be able to change the plan in the future to allow a different mix of unit types. Mr. Coates said PUDs and Conditional Districts typically permitted a variety of uses. Mr. Coates said the applicants' PUD permitted multi-family, as well as single-

family. Mr. Coates said the Town cannot discriminate upon unit type or put restrictions on types. Mr. Coates said there had been previous issues with developers saying they would provide units for sale and later deciding they would rent them out instead. Mr. Coates said although the applicant could later request changes and amend the PUD, in this case they were forthcoming about the types of uses and mix that they wanted. Mr. Coates said the main issue in previous situations was that developers had come up to the Planning and Town Boards and said one thing but ended up doing another.

Mr. King asked if the applicant had settled on any specific builders. Ms. Matzen said they had not yet, but that the builds would be high quality. She said her team had high standards for builders, as well as stringent design guidelines for multi-family and rental. She said they would maintain a standard similar to Wendell Falls.

Mr. Veasley said he believed this development addressed some of the concerns he had heard about Wendell Falls, saying that this neighborhood was doing a better job at addressing issues with wide roads and playground and park access. He said he was happy with the proposal. Ms. Matzen said in the case of Wendell Falls Parkway, the developer had inherited a four-lane divided median, and was hoping to impose a higher standard with the Ammons PUD.

Mr. Griffin said there were members of the public with a connection to the development and gave them the opportunity to speak.

Fred Ammons of 2040 Peach Grove Lane said he and one of his brothers was present, and that his older brother was at the beach. Mr. Ammons said he was asking for a recommendation of approval. He said he believed the Wendell Falls development team was one of the few groups capable enough to handle the project. Mr. Ammons said he was happy with the product at Wendell Falls and that the Ammons PUD would be familiar to people in Wendell. Mr. Ammons said he had been here his whole life and intended to stay nearby.

Mr. Griffin asked if there had been any positive or negative feedback since the community meeting on August 4. Mr. Coates said Planning Staff had received several calls after the meetings and that they were positive, with people excited about more sidewalks and greenways. Mr. Coates said several people along Marshburn Road were excited about more pedestrian connectivity and sidewalks. Mr. Coates said he had received some calls and questions from people who lived farther north in Wake County's jurisdiction asking if Wendell development would continue in that direction; however, that area was supply watershed and those residents north of NC 97 would remain in the county's jurisdiction.

Mr. Griffin asked if anyone had any additional questions for Staff or the applicant. Hearing none, he asked if the Planning Board had a motion.

Mr. King made a motion to recommend approval of PUD22-02, also known as the Ammons PUD, with the following added conditions:

1. Per the 2019 Comprehensive System-wide Parks and Recreation Master Plan, the Ammons Project will construct a portion of the Future Marshburn Road Greenway (as shown on Attachment E to the Staff Report) along the northern boundary of Fall Branch as shown on revised exhibit A-2. The precise location along or near Fall Branch will be later determined as part of the permitting process. The originally proposed 10' Multi-Use Path shown as connecting to the proposed Marshburn Manor project will instead be constructed as a 6' sidewalk per the minor collector street

section detail.

2. The proposed 5-acre minimum public park to be dedicated to the Town of Wendell shall be located along the Little River Greenway and shall contain at least 2 acres of land outside of the floodplain sufficient for a usable neighborhood park. There will be a minimum of 1 playground on each side of the 3-Lane Undivided Minor Thoroughfare that runs North/South through the PUD.
3. Signal warrant analysis for the eastbound interchange of I-87 and Lizard Lick Road shall be completed ahead of approval of the plat that includes the 597th dwelling unit (i.e., the 1st lot in NCDOT Phase 2). Signal warrant analysis for the Site Drive #1 and NC-97 intersection shall be completed ahead of approval of the plat including the 1,564th dwelling unit (i.e., the 1st lot in NCDOT Phase 3).

Mr. King said the proposed development was reasonable and consistent with the Blueprint Wendell 2030 Comprehensive Plan based on the following goals:

1. Neighborhoods & Housing NH3. Diversify housing to appeal to different groups: age, income, lifestyle preferences, family situations. Encouraging variety of housing, especially within the same development.
2. Green Spaces & Greenways Goal 1. Increase public access to outdoors, open space, and nature including through the existing and expansion of Wendell's recreation system.
3. Green Space & Greenways Goal 2. Expand the park, greenway, trail network by developing new facilities and connecting to existing ones. The opportunities include connecting wildlife corridors and habitat patches, promoting walking transportation, and increasing business accessibility.
4. Green Space & Greenways Goal 2.2. As Secondary, parallel greenway routes, protect greenspace along Marks Creek and Little River.
5. Green Space & Greenways Goal 2.3. Develop, with private sector partners, a connected greenway system within town and to surrounding networks. Ultimately, greenways should connect the "two sides" of town and be part of the regional system, connecting to the Neuse River and Marks Creek Greenways.

Mr. Veasley seconded the motion. All were in favor and the motion was approved unanimously.

4. Other Business

Mr. Griffin asked Mr. Coates if Town Staff had any other business scheduled for the meeting. Mr. Coates replied no.

5. Adjourn

Mr. Griffin asked if the Planning Board members had a motion to adjourn. Mr. Taylor made a motion to adjourn and Mr. King seconded. All were in favor and the meeting was adjourned at 9:18 PM.

AGENDA ITEM NO. 3.a

Item Cover Page

PLANNING BOARD AGENDA ITEM REPORT

DATE:	October 17, 2022
SUBMITTED BY:	Jeannine Ngwira, Planning
ITEM TYPE:	Staff Analysis
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	CD21-13 – This request is to rezone approximately 100.72 acres from Wake County Residential 40 (R-40) to Town of Wendell Residential 7 Conditional District (R7-CD) to create a residential subdivision.
SPECIFIC ACTION REQUESTED:	The Planning Board is asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.
ITEM SUMMARY:	The applicant is requesting to rezone three parcels parcel located along Marshburn Road near NC 97. The applicant's proposal is to create a 401-lot subdivision. The overall subdivision plan is included as Attachment B. The Link to the Full Master Plan set can be found here.

ATTACHMENTS:

Marshburn Manor PB staff report final.pdf
Attachment A. Conditional District Application - Marshburn Manor.pdf
Attachment B. Overall Site Plan.pdf
Attachment C. Neighborhood Meeting Notes.pdf
Attachment D. TIA Marshburn Manor.pdf

Planning

Staff Analysis

Item Title: CD21-13 – This request is to rezone approximately 100.72 acres from Wake County Residential 40 (R-40) to Town of Wendell Residential 7 Conditional District (R7-CD) to create a residential subdivision.

Specific Action Requested

The Planning Board is asked to consider the proposed rezoning request and make a recommendation to the Board of Commissioners, to include a statement of plan consistency and reasonableness.

Item Summary

The applicant is requesting to rezone three parcels parcel located along Marshburn Road near NC 97.

The applicant's proposal is to create a 401-lot subdivision. The overall subdivision plan is included as Attachment B. The Link to the Full Master Plan set can be found on the cover sheet.

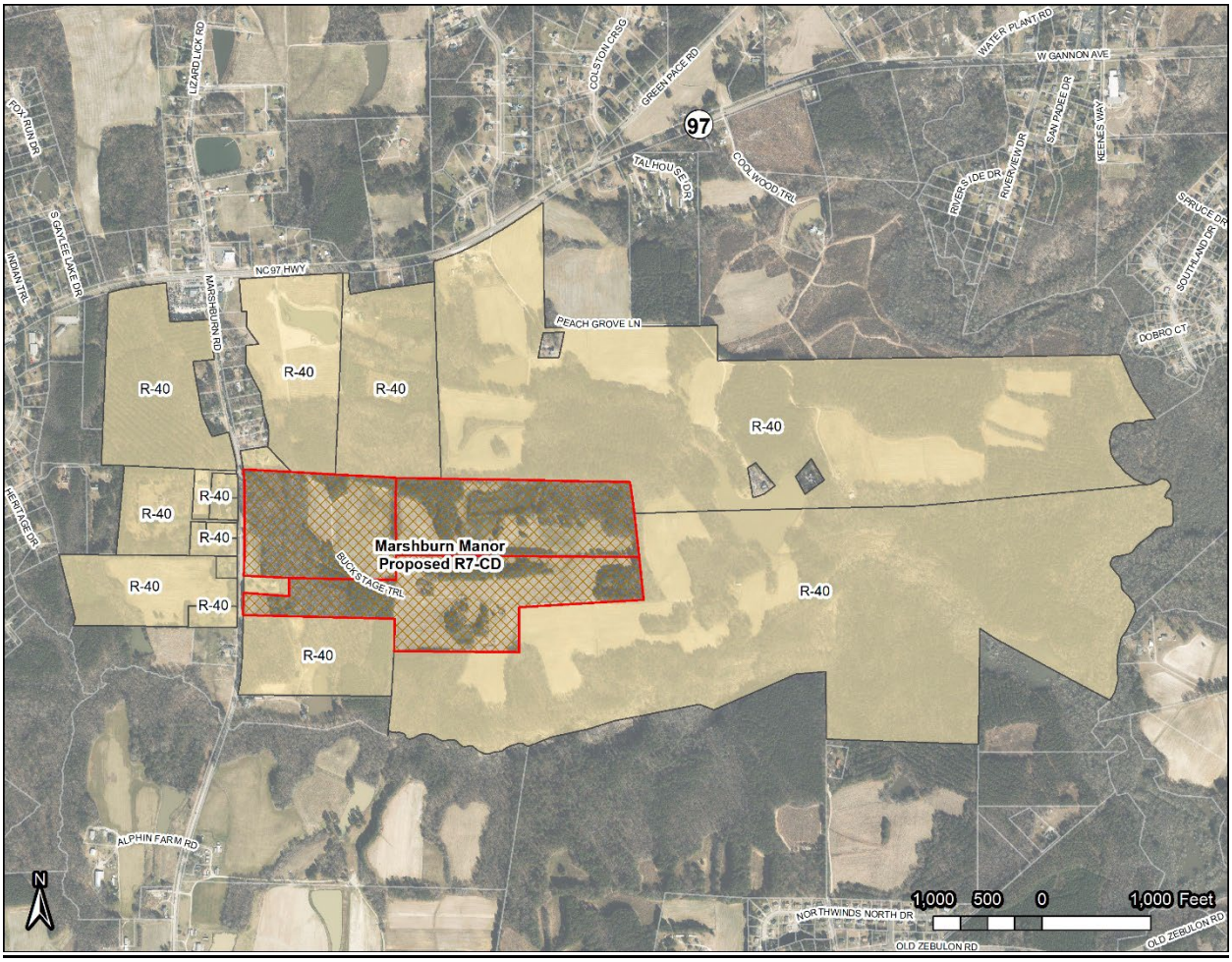
Project Profile	
Location	Marshburn Road near NC97 **Address:** 1528 Marshburn Road, 3130 Buck Stage Trail, 3105 Buck Stage Trail **PIN:** 1785-80-1429, 1784-79-6727, portion of 1785-60-3398
Current Zoning	Wake County Residential 40 (R-40)
Requested Zoning	Residential 7 Conditional District (R7-CD)
Area of Request	100.72
Corporate Limits	Wake County- Annexation Request Submitted
Current Land Use	Woodlands & Residential
Proposed Land Use	Residential Subdivision
Property Owners	Joy Currin, Robin Grover, Vance and John Anderson
Applicant	Meritage Homes

Project Setting – Surrounding Districts and Land Uses

DIRECTION	LANDUSE	ZONING
North	Vacant & Residential	WC R-40
South	Vacant & Residential	WC R-40
East	Vacant & Residential	WC R-40
West	Vacant & Residential	WC R-40

The property is surrounded by Wake County Residential-40 zoning. Some of the parcels are farmland, vacant and partially wooded while others are residential homes. Parcels to the north and east have been submitted for a Planned Unit Development which came before the Planning Board in September.

Zoning Map



Zoning District

The applicant is requesting Residential 7 Conditional District (R4-CD).

Purpose and Intent. The Residential Districts are coded for the Town's existing predominantly residential neighborhoods as well as to provide for new primarily residential development in accordance with this pattern. These Districts are differentiated by the density of the overall development relative to the planning goals of the Town as set forth in the Town Plan.

The lot dimensions required by the Unified Development Ordinance and those proposed by the applicant are below:

R7 Required Dimensions	Proposed Dimensions by the Applicant
Lot Width: 24 feet	Lot Width: 30 feet
Lot Depth: 100 feet	Lot Depth: 100 feet
Lot Size: 3,500 square feet	Lot Size: 3,500 square feet
Front Setback: 10 feet	Front Setback: 20 feet (15 feet on alley lots)
Side Setback: 3 feet	Side Setback: 3 feet
Rear Setback: 25 feet	Rear Setback: 25 feet
Maximum Height: 3 stories	Maximum Height: 3 stories

- The applicant is meeting or exceeding all lot width and setback requirements for the R-7 district.

Proposed Zoning Conditions

The applicant has proposed the following zoning conditions:

1. Anti-Monotony: In order to promote variation in home appearance, no single-family front façade and primary siding color shall be duplicated for three (3) lots in a row, or directly across the street. For corner lots, this shall apply to the diagonal lots across the intersection.
2. Garage doors shall contain windows or carriage style adornments.
3. The use of vinyl-siding materials shall be prohibited, except for trim elements of the dwelling unit façade.
4. All homes shall use roof eaves which extend at least 10 inches from the façade plane.
5. 100% of homes shall be Energy Star Certified, and shall include the following green standards:
    a. High performance toilets
    b. Water efficient faucets & flow-smart showerheads

c. Energy Star Certified appliances
d. Advanced framing & thermostats
e. Minimum Merv 8 HVAC filtration
f. Thermal breaks
g. Conditioned attics
h. Spray foam insulation
i. UV-blocking windows: Low-E windows
j. Sealed insulated ducts
k. Low-to-zero VOC materials, paints, stains & adhesives

6. All lots shall have sod installed in front yards. Corner lots shall have sod installed on ALL yards.
7. All lots shall have a minimum 5’ deep front covered porch or uncovered landing along the front façade. Covered front porch or uncovered landing shall be allowed to encroach into front setback no more than 3’.
8. All lots shall have a rear patio or deck of 100 square feet in size minimum adjacent to a rear facing exterior wall. Deck shall be allowed to encroach into rear setback no more than 5’.
9. The Community will have a Homeowners Association. Homeowners Association will be responsible for the maintenance of all open space.
10. Foundations: Top of slabs shall be elevated a minimum of 8 inches above finished grade. Finished grade shall fall a minimum of 6 inches within the first 10 feet away from the structure to ensure positive drainage. All foundations shall be treated with masonry on the front and street-facing sides for a minimum of 10”.
11. Existing trees to be used to maximum extent possible to satisfy buffer requirements. Buffers will be supplemented with trees to satisfy UDO buffer requirements. Shrub layer to be planted.
12. Existing vegetation shall satisfy Street Yard buffer requirements along Marshburn Road where existing vegetation is to remain undisturbed.
13. Single family homes shall have two car garages.
14. The development shall have the following amenities: Playgrounds (21,870 sf), clubhouse (2,188 sf), Pool (3,800 sf), outdoor gym (7,000 sf), bike repair area (816 sf) and shall be maintained by the HOA.
15. Amenity center and playground to begin construction prior to recordation of Final Plats for Phase 2.
16. Maximum block length shall exceed 800’ on Street C and Street R.

17. Street I typical section for Major Collector will provide a 70’ right-of-way, 9’ median island, with one 11’ travel lane, one 5’ bike lane, and one 5’ sidewalk on each side of the center line. 30” rolled curb and gutter will be provided along the medial island and on the outside of the 5’ bike lanes.
18. Street R shall provide a 10-foot multi-purpose path along the southern right-of-way in lieu of sidewalk.
19. An Enhanced Streetscape shall be provided along southern right-of-way of Street R for its entirety along subject parcel. The enhanced streetscape buffer shall consist of 1 canopy tree per every 20 feet and 1 shrub per every 5 feet.
20. 6’ sidewalk shall be provided along the north side of Street B from subdivision entrances to eastern most project limits.
21. Mid-block pedestrian crossing between Street B and Street A in Phase 1 and 2 shall be provided with a 10-foot multi-purpose trail. Trail shall be placed in Open Space to be maintained by HOA. Open Space shall be a minimum width of 12’ or greater. A minimum of 12’ of frontage at all right-of-way crossings shall be maintained. High Visibility Crosswalks shall be provided where trail crosses streets.
22. Single family rear loaded alley lots shall provide a minimum frontage of 30’ and a minimum square footage of 3,500 square feet. Single family front loaded lots provide a minimum frontage of 40’ and 50’ and have a minimum square footage of 4,500 and 5,000 square feet respectively.
23. A maximum of 425 lots allowed.
24. Public Art Piece in Improved Open Space shall be provided prior to receiving building permits for any lots in Phase 7. Public Art Piece shall be accessible to public via access easement and shall be reviewed and approved by Town committee for public art approvals.

Environmental

The applicant will need to obtain stormwater and sedimentation-erosion control permits from Wake County Environmental Services before any site work can commence. The proposed development plan will need to meet the requirements of the UDO. Wake County provides stormwater, sedimentation, and erosion control services for the Town of Wendell.

Buffers

Although this is a single-family subdivision the use does require a 20-foot Type B buffer in some areas since the use is more intense than the land around it.

- A 20-foot Type B buffer is shown on the plans along Marshburn Road as well as the single-family property that faces Marshburn Road.

- A 20-foot Type C buffer is shown along the southern and eastern boundaries where the Ammons PUD is proposed.
- An Enhanced Streetscape Buffer is proposed along Street R per zoning condition 19.

Open Space

UDO Section 7.5 requires 1,750 square feet of open space per single family dwelling. Section 7.4 requires that 75% of the required open space be passive and 25% be improved park space of which 1/3 needs to be considered active.

- The development plan requires a minimum 10.95 acres of Open Space. The applicant is proposing 28.1 acres of open space, with 4.21 acres as improved of which 1.35 acres is considered active. The active open space includes playgrounds, pool and outdoor gym per zoning condition 14.

Streams and Wetlands

UDO Section 16.3 Environmental Survey requires that all streams, wetlands, floodplains, and other features be shown on preliminary plans.

- The current development plan does show the location of wetlands on site.

Transportation

UDO Section 16.11 requires a Traffic Impact Analysis (TIA) for a development plan that exceeds 100 peak hour trips per day. The applicant prepared a TIA for the proposed development.

The TIA calls for two site driveways onto Marshburn Road. Both Driveway A, the collector road, and Driveway B will be full access out of the development. On southbound Marshburn Road, a left-turn lane will be required prior to the final plat for the 100th lot. Northbound right turn lanes will be constructed at both driveway entrances as well.

A 450' right-turn lane on westbound NC97 to northbound Marshburn Road will be required prior to the final plat for the 200th lot.

A northbound left-turn lane onto US64 westbound (I-87 interchange) will also be required prior to the plat for the 200th lot.

The development will be required to do a signal warrant analysis for a traffic signal at Lizard Lick Road and the ramps to US64 before the platting of the 200th lot.

Staff would ask that any recommendation also include that the developer would conduct an additional signal warrant analysis prior to platting of the 300th lot if not warranted after platting the 200th lot.

The Arterial and Street Collector Map identifies Marshburn Road as a future four-lane median divided road in a 110' right-of-way that includes 12ft travel lanes, 5ft bike lanes, 6ft sidewalks, 7ft planting areas and street trees.

- The applicant is proposing to dedicate the additional ROW along Marshburn Road and will construct the required road improvements.

The development is incorporating local streets with two 11-foot travel lanes, 7-foot planting areas, 5-foot sidewalk and curb & gutter in 52-foot of right-of-way.

Five stubs to adjacent properties are shown on the plans.

- The Marshburn Manor Master Plan meets town requirements for the local street section as well as the improvements required by the TIA.

Phasing

The current development plan contains seven development phases.

Per the proposed zoning conditions, the amenity center and playground will begin construction prior to recordation of the Phase 2 final plat. The public art shall be provided prior to receiving building permits for any lots in Phase 7. The developer will coordinate with the town and receive approval for the public art from the Appearance Commission prior to construction and installation of the art.

Comprehensive Plan

Blueprint Wendell 2030 classifies this area as both Medium Residential Living-1 and Innovation District. The largest portion of the lot coded as Innovation District has been reserved for future commercial; however, there is some residential development on that parcel which would require a land use plan amendment for an otherwise consistent development.

MEDIUM RESIDENTIAL LIVING - 1

MRL-1

This area is characterized by moderate-density residential development. It comprises single-family detached homes and many are on small lots. The mix of housing types are intended to create inter-generational neighborhoods. The average density of these neighborhoods is between 2 and 4 dwelling units per acre. Improved open spaces in the form of pocket and neighborhood parks are interspersed, and greenway trails within are located to connect such parks as well as provide links to trails and walkways in neighboring development.







USES + BUILDINGS

Existing Development:
- *Single-family detached homes, up to 2 units per acre*

New Development:
- *Large-lot single-family detached homes*
- *Medium-lot single-family detached homes*
- *Small-lot single-family detached homes*

Both:
- *Accessory dwelling units**
- *Neighborhood centers and amenity buildings (clubhouses)*

STREET PATTERN

Street Pattern: *Grid / Modified Grid*

Max Block Length:
- *400'*
- *800' with mid-block pedestrian connections*

Connectivity:
Highly connected internally and externally (to adjacent development)

Street Types:
- *Private*
- *Local 2-lane*
- *Local 2-lane divided*

OPEN SPACE

- *Pocket parks*
- *Informal greens*
- *Neighborhood parks*
- *Greenway trails*

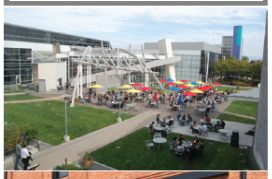
The proposed project meets the characteristics outlined in the description of the MRL-1 placetype as it relates to density, uses, street pattern, connectivity and open space.

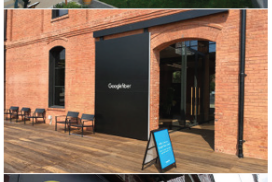
- Moderate-density comprised of single-family detached homes. The proposed project is entirely comprised of single-family detached homes.
- Mix of housing types intended to create intergenerational neighborhoods. The proposed project features a mix of lot sizes that will translate to a variety of home sizes and types.
- Improved open spaces in the form of pocket and neighborhood parks. The proposed subdivision has a dog park and a trail system.
- Greenway trails with links to trails and walkways in neighboring development. The proposed subdivision has internal trails as well as a 10-foot, multi-use path along the entrance road that will connect with an adjacent proposed development, which will also have the 10-foot multi-use path.

INNOVATION DISTRICT

INN

Innovative businesses here benefit from co-locating with uses that are complementary. The mix of uses ranges from light industrial operations and makerspaces to office, retail, and service. The presence of incubator and accelerator spaces, co-working, and educational facilities expands both the range and complementarity. Open space is composed primarily of informal green spaces, plazas, trails, and special use areas (e.g., demonstration garden) that can serve as an amenity, a learning space, and/or a buffer to surrounding development. Portions of this area may be suitable for residential uses.







USES + BUILDINGS

- *Light industrial – manufacturing, research and development, distribution, logistics*
- *Flex space and makerspaces*
- *Offices*
- *Educational facilities – private or public, (i.e. community college satellite locations, magnet high schools)*
- *Restaurants*
- *Breweries and Distilleries*
- *Lodging, hotels*
- *Retail, especially small independent shops or those selling goods created in the district*
- *Personal services*
- *Live/work units*
- *Multi-family: Condominiums, apartments*

STREET PATTERN

Street Pattern: *Grid, Modified Grid*
Max Block Length: *500'*
Connectivity:
- *High internal and external connectivity (to adjacent development and roadways)*

Street Types:
- *Local 2-lane*
- *Local 2-lane with on-street parking*
- *Collector*

OPEN SPACE

- *Walking trails and paths*
- *Parks*
- *Gathering spaces like greens and amphitheaters that can host events*

A portion of the proposed project falls under the Innovation District placetype. The residential development in this project is inconsistent with this placetype; however, the project does reserve 8.14 acres for a future commercial use. This parcel will be subdivided with the future commercial parcel remaining under the Innovation District placetype. If the development is approved, the residential portion of the project will need to be coded as Medium-Residential 1 placetype to be consistent with the rest of the development.

<u>Statement of Plan Consistency and Reasonableness</u>

Any recommended change to the zoning map should be accompanied by a statement explaining how the change is/is not consistent with the comprehensive plan and is/is not reasonable in nature.

While the proposed development and conditional district rezoning are consistent with the Medium Residential Living – 1 category placetype because the density falls within the range of 2 to 4 dwelling units per acre stated in Blueprint Wendell 2030, it would be considered inconsistent due to the inclusion of the parcel coded as Innovation District.

The proposal has a density of 3.98 units per acre.

The lot sizes within the development do meet the intent for new development of both small-lot and medium-lot single family detached homes.

One of the stated goals for MRL-1 is "highly connected internally and externally (to adjacent development). The development also incorporates trails throughout the neighborhood which is consistent with the open space types within MRL-1.

While this plan is partially inconsistent with Blueprint Wendell 2030, it can be considered reasonable as it assists with the plan goals listed below:

- Art & Culture AC1: *Expand opportunities for art in various forms.*
- Neighborhoods & Housing NH3. *Diversify housing to appeal to different groups: age, income, lifestyle preferences, family situations.*
- Green Spaces & Greenways G2. *Expand the park, greenway, and trail network.*

Technical Review Committee (TRC) Comments

The Technical Review Committee has completed their review of the applicant's Master Plan and the applicant has made corrections based on their comments. Additional review would occur upon submittal of construction drawings (final development plan for conditional districts).

Neighborhood Meeting

A neighborhood meeting was held virtually on March 29, 2022, with eight people in attendance. See Attachment C for minutes from the meeting.

Staff Recommendation

The proposed development plan is inconsistent with the Wendell Comprehensive Plan- Blueprint Wendell 2030 but can be considered reasonable since it fulfills the goals of the comprehensive plan noted above and therefore staff recommends approval of CD21-13, Marshburn Manor with the suggested addition of a signal warrant analysis prior to platting the 300th lot if a signal has not already been previously warranted.

Attachments

A. Conditional District Application
B. Overall Site Plan
C. Neighborhood Meeting Minutes
D. TIA

TOWN OF WENDELL
CONDITIONAL DISTRICT APPLICATION

Date of Application: _____ Application Number: _____

Project Name: MARSHBURN MANOR

Location of Property: SE FROM THE INTERSECTION OF NC HIGHWAY 97 AND MARSHBURN ROAD

Current Zoning District: RA/RR Wake Co. PIN: 178501429,1784796727 ,1785603398

Requested Zoning District: R7-CD

Applicant's Name: Stuart Wagner, Land Entitlement Manager, Meritage Homes

Applicant's Mailing Address: 3300 Paramount Parkway, Suite 120

City/State/ZIP: Morrisville, NC 27560

Phone: _____ Email: _____

Property Owner's Name: Joy Currin

Property Owner's Address: PO BOX 216

City/State/ZIP: Wendell, NC 27591

Phone: _____ Email: _____

Intended use of property, building or structure as a Conditional District (describe below):
Residential development in the form of single family and townhome units.

The following information MUST be included before the application will be accepted and processed:

- ☑ Attachment A – Legal Description of Property: Include on a sheet of paper the property survey, Wake County Tax Map PIN Number, block or lot numbers with metes and bounds description of the area, or any other legal information available.
- ☑ Attachment B – A list of adjacent property owners (including across public right-of-ways) and their mailing and physical addresses.

☑ Attachment C – Proposed Conditions and Why Property Should Be a Conditional District: Include on a sheet of a paper the proposed conditions (with UDO sections referenced) and an explanation in detail of why you feel the property should be rezoned as a conditional district. The explanation should include if the rezoning coincides with the Comprehensive Land Use Plan and if the impact of the proposed rezoning affects adjacent or surrounding properties. Also within this attachment should be the impact on governmental services (utilities, schools, police protection, streets, etc.), that the uses permitted within the requested district would create.

The undersigned property owner hereby authorizes the filing of this application and any subsequent revisions thereto. The filing of this application authorizes the Town of Wendell staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: _____ Date: _____

After completing the attachments listed above, I certify that I am the owner or have the consent of the owner and act on his or her behalf in making this petition for an amendment to the zoning map. It is further understood that if the Conditional District as requested herein is not started within twelve (12) months from the date of approval, that the district shall become invalid. Fees are nonrefundable. The applicant is responsible for presenting their case to the town.

Signature: _____ Date: _____

OFFICE USE ONLY

Fee Paid: _____ Check #_____ Recvd By: _____ Date: _____

Planning Board Meeting : _____

Planning Board Recommendation ☐ Approval ☐ Approval with Conditions ☐ Denial

The decision was consistent with the Comprehensive Plan: ☐ Yes ☐ No

BOARD OF COMMISSIONERS Date of Public Hearing: _____ Date Sign Erected: _____

Dates Public Hearing Advertised (#1) _____ in _____ (#2) _____ in _____

Town Board Recommendation ☐ Approval ☐ Approval with Conditions ☐ Denial

Conditions _____

_____

_____ _____

Town Clerk Signature Date

_____ _____

Mayor's Signature Date

MARSHBURN MANOR, WENDELL, NORTH CAROLINA

ATTACHMENT B – ADJACENT PROPERTY INFORMATION

OWNER	PHYSICAL ADDRESS	MAILING ADDRESS
RUSLAN SCHEVCHENKO, MARIA SCHEVCHENKO	1612 MARSHBURN ROAD, WENDELL, NC 27591	1612 MARSHBURN ROAD, WENDELL, NC 27591
CHARLES R. DRIVER, CHRISTIE D. SASSER	1708 NC 97 HWY, WENDELL, NC 27591	1712 MARSHBURN ROAD, WENDELL, NC 27591
NB FARM PROPERTY, LLC	2421 NC 97 HWY, ZEBULON NC 27597	1509 PITTY PATS PATH, ZEBULON, NC 27597
AMMONS ACHRES, INC.	2309 NC 97 HWY, ZEBULOND, NC 27597	1832 PEACH GROVE LANE, ZEBULON, NC 27597
AMMONS ACHRES, INC.	1412 MARSHBURN ROAD, WENDELL, NC 27591	1832 PEACH GROVE LANE, ZEBULON, NC 27597
FURR PROPERTY INVESTMENTS, LLC	0 MARSHBURN ROAD, WENDELL, NC 27591	1019 VILLAGE RIVER DR, KNIGHTDALE, NC 27545
SUSAN TALUCCI	1432 MARSHBURN RD, WENDELL, NC 27591	1432 MARSHBURN ROAD, WENDELL, NC 27591

MARSHBURN MANOR, WENDELL, NORTH CAROLINA

ATTACHMENT C – REZONING INFORMATION

A. VOLUNTARY REZONING CONDITIONS

1. Anti-Monotony: In order to promote variation in home appearance, no single-family front facade shall be duplicated for three (3) lots in a row, or directly across the street. For corner lots, this shall apply to the lots catty-cornered across the intersection.
2. Garage doors shall either contain windows or carriage style adornments.
3. The use of vinyl-siding materials used on building facades shall be of high quality, show texture, and have a minimum thickness of 0.045 inches.
4. The Community will have a Homeowners Association. The HOA will be responsible for the Townhome's roofs, yard maintenance, and pest control.
5. UDO Section 5 - Front-Loaded single-family lots shall have a minimum allowed Lot Width of 40 Feet.
6. UDO Section 2.3 A - Multifamily dwellings (limited to Townhomes ONLY) shall be a permitted use in R7-CD. Such Multifamily dwellings may be Front-Loaded - UDO 5.10B
7. Foundations: Top of Slabs shall be elevated a minimum of 8 inches above finished grade. Finished grade shall fall a minimum of 6 inches within the first 10 feet away from the structure to ensure positive drainage.
8. Development shall provide a 20' Type 'C' Buffer Yard around the entire perimeter. Except where street stubs are provided and where perimeter is within a utility easement.
9. Existing Vegetation shall satisfy Perimeter Buffer Yard Requirements where Existing Vegetation is to remain undisturbed.
10. Development shall provide a 20' Street Yard Buffer along the entirety of Marshburn Road.
11. Existing Vegetation shall satisfy Street Yard Buffer Requirements along Marshburn Road where Existing Vegetation is to remain undisturbed.
12. Development shall allow a maximum of 460 total units, with a maximum 50% Multifamily Townhome component.

TOWN OF WENDELL
CONDITIONAL DISTRICT APPLICATION

Date of Application: _____ Application Number: _____

Project Name: MARSHBURN MANOR

Location of Property: SE FROM THE INTERSECTION OF NC HIGHWAY 97 AND MARSHBURN ROAD

Current Zoning District: RA/RR Wake Co. PIN: 178501429,1784796727 ,1785603398

Requested Zoning District: R7-CD

Applicant's Name: Stuart Wagner, Land Entitlement Manager, Meritage Homes

Applicant's Mailing Address: 3300 Paramount Parkway, Suite 120

City/State/ZIP: Morrisville, NC 27560

Phone: 919.926.2637 Email: stuart.wagner@meritagehomes.com

Property Owner's Name: Joy Currin

Property Owner's Address: ~~PO BOX 216~~ 3718 US Hwy 64A

City/State/ZIP: ~~Wendell, NC 27591~~ Nashville NC 27856

Phone: 919-880-0474 Email: jabcurrin@earthlink.net

Intended use of property, building or structure as a Conditional District (describe below):
Residential development in the form of single family and townhome units.

The following information MUST be included before the application will be accepted and processed:

- ☐ Attachment A – Legal Description of Property: Include on a sheet of paper the property survey, Wake County Tax Map PIN Number, block or lot numbers with metes and bounds description of the area, or any other legal information available.
- ☐ Attachment B – A list of adjacent property owners (including across public right-of-ways) and their mailing and physical addresses.

☐ Attachment C – Proposed Conditions and Why Property Should Be a Conditional District: Include on a sheet of a paper the proposed conditions (with UDO sections referenced) and an explanation in detail of why you feel the property should be rezoned as a conditional district. The explanation should include if the rezoning coincides with the Comprehensive Land Use Plan and if the impact of the proposed rezoning affects adjacent or surrounding properties. Also within this attachment should be the impact on governmental services (utilities, schools, police protection, streets, etc.), that the uses permitted within the requested district would create.

The undersigned property owner hereby authorizes the filing of this application and any subsequent revisions thereto. The filing of this application authorizes the Town of Wendell staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: Joy Allen Currin Ronald Edward Currin Date: 11-3-21

After completing the attachments listed above, I certify that I am the owner or have the consent of the owner and act on his or her behalf in making this petition for an amendment to the zoning map. It is further understood that if the Conditional District as requested herein is not started within twelve (12) months from the date of approval, that the district shall become invalid. Fees are nonrefundable. The applicant is responsible for presenting their case to the town.

Signature: Joy Allen Currin Ronald Edward Currin Date: 11-3-21

OFFICE USE ONLY

Fee Paid: _____ Check #_____ Recvd By: _____ Date: _____

Planning Board Meeting : _____

Planning Board Recommendation ☐ Approval ☐ Approval with Conditions ☐ Denial

The decision was consistent with the Comprehensive Plan: ☐ Yes ☐ No

BOARD OF COMMISSIONERS Date of Public Hearing: _____ Date Sign Erected: _____

Dates Public Hearing Advertised (#1)_____ in _____ (#2)_____ in _____

Town Board Recommendation ☐ Approval ☐ Approval with Conditions ☐ Denial

Conditions _____

_____

_____ _____

Town Clerk Signature Date

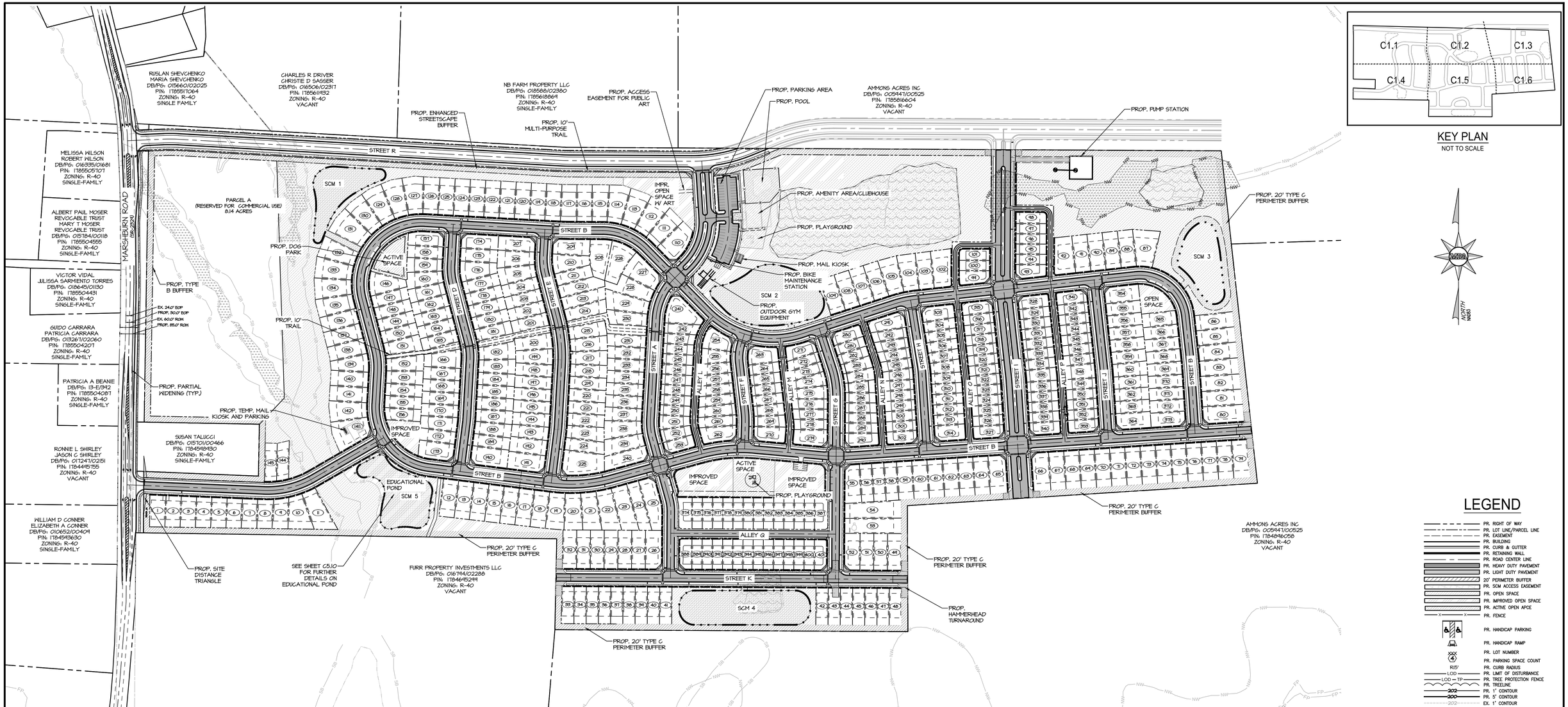
_____ _____

Mayor's Signature Date

B. EXPLANATION OF REZONING APPLICATION

The rezoning of this site from RA/RR to R-7CD is proposed to allow for the development of a residential subdivision consisting of 284 single-family homes and 132 townhomes. This development would coincide with the intended use for the area according to the Comprehensive Land Use Plan which gives this site a designation of S-4 (Controlled Growth Sector). The proposed subdivision along with associated rezoning conditions would align with the appropriate development types for this sector which is targeted toward moderate-intensity development including single-family and multifamily residential development.

Additionally, the proposed usage for this development is consistent with the neighboring developments in the immediate area. Since this development aligns with the targeted land use, the impact on governmental services would be consistent with expected impacts for this area. Impacts on surrounding properties will be minimized via voluntary perimeter buffers as cited in the rezoning conditions.



KEY PLAN
NOT TO SCALE

LEGEND

- PR. RIGHT OF WAY
- PR. LOT LINE/PARCEL LINE
- PR. EASEMENT
- PR. BUILDING
- PR. CURB & GUTTER
- PR. RETAINING WALL
- PR. ROAD CENTER LINE
- PR. HEAVY DUTY PAVEMENT
- PR. LIGHT DUTY PAVEMENT
- 20' PERIMETER BUFFER
- PR. SCM ACCESS EASEMENT
- PR. OPEN SPACE
- PR. IMPROVED OPEN SPACE
- PR. ACTIVE OPEN APCE
- X — X — PR. FENCE
- PR. HANDICAP PARKING
- PR. HANDICAP RAMP
- XXX / 4 — PR. LOT NUMBER / PR. PARKING SPACE COUNT
- 10.0' — PR. CURB RADIUS
- LOD — PR. LIMIT OF DISTURBANCE
- LOD — TP — PR. TREE PROTECTION FENCE
- PR. TREELINE
- 202 — PR. 1' CONTOUR
- 200 — PR. 5' CONTOUR
- 202 — EX. 1' CONTOUR
- 200 — EX. 5' CONTOUR
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. 1% ANNUAL CHANCE FLOODPLAIN
- NW — EX. NON-TIDAL WETLAND
- SB — EX. STREAM BUFFER
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT/EDGE OF GUTTER
- EX. WALK
- EX. STREAM/POND
- EX. TREELINE
- EX. TREE
- EX. WETLANDS
- SD — EX. STORM DRAIN
- SAN — EX. SANITARY LINE
- W — W — EX. WATERLINE
- G — G — EX. GAS LINE
- UGE — EX. UNDERGROUND ELECTRIC
- OHE — EX. OVERHEAD ELECTRIC
- EX. FIRE HYDRANT
- EX. WATER VALVE

REQUIRED PUBLIC PARKING

AMENITY	AREA	PARKING REQUIREMENT
CLUBHOUSE	2188 SQ. FT.	1 PER 500 SF = 5
POOL	3800 SQ. FT.	1 PER 1000 SF = 8
OUTDOOR PATIO	560 SQ. FT.	1 PER 1000 SF = 1
KIOSK	N/A	22
PROVIDED:		
AMENITY CENTER PARKING LOT	N/A	48
ON STREET PARKING	N/A	12
TOTAL:	6548 SQ. FT.	TOTAL REQUIRED: 36 TOTAL PROVIDED: 60 TOTAL GOLF CART PARKING PROVIDED: 9

LOT INDEX

LOT WIDTH	LOT NUMBERS
50'	1-23, 34-42, 104-145
40'	24-58, 146-242, 356-375
33'	93-103, 243-355, 376-403

SITE PLAN APPLICATION
NUMBER: CD21-13

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

GRAPHIC SCALE
150' 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

NORTH CAROLINA PROFESSIONAL SEAL 039739 10/3/22 ENGINEER JEREMY M. KEEFE
ENGINEER'S SEAL

OVERALL SITE PLAN
FOR
MARSHBURN MANOR

TOWN OF WENDELL — WAKE COUNTY, NORTH CAROLINA

DATE	REVISIONS

JOB NO.: 21204
SCALE: AS SHOWN
DATE: 10/4/2022
ENGINEER: JMK
DRAWN BY: ER/JM
DESIGN BY: PKN
REVIEW BY: JMK

MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5605 CHAPEL HILL RD, STE 112
RALEIGH, NC 27607
(984) 200-2103
LICENSE # C-4182
WWW.MRAGTA.COM
© 2021 MORRIS & RITCHIE ASSOCIATES, INC.

STATUS: PRELIMINARY NOT FOR CONSTRUCTION
REVISION: --
SHEET: C1.0

I:\PROJECTS\CY 2021\21204 - Marshburn Manor\20-LDE\10 Prelim\PLOT\21204 OVERALL SITE.dwg, 10/4/2022 3:22:50 PM, Copyright 2022 Morris & Ritchie Associates, Inc.

AFFIDAVIT OF MAILING

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, GREGORY HOFF, of Morrisville, NC being duly sworn, says that on the 16th day of MARCH in the year 2022 he/she mailed the attached Neighborhood Meeting Notice to:

[see attached names and addresses of those receiving the notice]

by depositing a copy of the Notice in the United States mailbox/post office located at 10520 Chapel Hill Rd. Morrisville, NC 27560 with postage prepaid thereon.

Signature

Subscribed and Sworn to
Before me this
16 TH day of MARCH in the year 2022.

STUART L. WAGNER

Notary Public

STUART L. WAGNER NOTARY PUBLIC My Commission Expires December 3, 2024 ORANGE COUNTY, NC

RONNIE L SHIRLEY & JASON C SHIRLEY
1221 OLD KNIGHT RD
KNIGHTDALE NC 27545-9071

FURR PROPERTY INVESTMENTS LLC
1019 VILLAGE RIVER DR
KNIGHTDALE NC 27545-8688

CHAMBLEE PROPERTIES LP MABEL H CHAMBLEE HEIRS c/o VICKI HARTRICH
545 CHAMBLEE RD
ZEBULON NC 27597-9651

GUIDO CARRARA & PATRICIA CARRARA
5312 PINEWOOD CT
WENDELL NC 27591-7846

MELISSA WILSON & ROBERT WILSON
1609 MARSHBURN RD
WENDELL NC 27591-9350

NB FARM PROPERTY LLC
1509 PITTY PATS PATH
ZEBULON NC 27597-7373

WILLIAM D CONNER & ELIZABETH A CONNER
1433 MARSHBURN RD
WENDELL NC 27591-9332

AMMONS ACRES INC
1832 PEACH GROVE LN
ZEBULON NC 27597-8656

ENRIQUE WENCES YANEZ
1613 MARSHBURN RD
WENDELL NC 27591-9350

VICTOR VIDAL & JULISSA SARMIENTO TORRES
1523 MARSHBURN RD
WENDELL NC 27591-9333

RUSLAN SHEVCHENKO & MARIA SHEVCHENKO
1612 MARSHBURN RD
WENDELL NC 27591-9300

AMMONS ACRES INC
1832 PEACH GROVE LN
ZEBULON NC 27597-8656

SUSAN TALUCCI
1432 MARSHBURN RD
WENDELL NC 27591-9332

WEI MING LAN & LI OR LAN
1525 MARSHBURN RD
WENDELL NC 27591-9333

PATRICIA A BENANE
1517 MARSHBURN RD
WENDELL NC 27591-9333

ALBERT PAUL MOSER REVOCABLE TRUST MARY T MOSER REVOCABLE TRUST
1601 MARSHBURN RD
WENDELL NC 27591-9350

CHARLES R DRIVER & CHRISTIE D SASSER
1712 MARSHBURN RD
WENDELL NC 27591-9356

Owner	Mail Address 1	Mail Address 2	PIN	Real Estate ID
RONNIE L SHIRLEY & JASON C SHIRLEY	1221 OLD KNIGHT RD	KNIGHTDALE NC 27545-9071	1784495755	124147
WILLIAM D CONNER & ELIZABETH A CONNER	1433 MARSHBURN RD	WENDELL NC 27591-9332	1784593630	159909
SUSAN TALUCCI	1432 MARSHBURN RD	WENDELL NC 27591-9332	1784598930	235529
FURR PROPERTY INVESTMENTS LLC	1019 VILLAGE RIVER DR	KNIGHTDALE NC 27545-8688	1784695299	197652
AMMONS ACRES INC	1832 PEACH GROVE LN	ZEBULON NC 27597-8656	1784896058	1786
WEI MING LAN & LI OR LAN	1525 MARSHBURN RD	WENDELL NC 27591-9333	1785408553	69444
CHAMBLEE PROPERTIES LP MABEL H CHAMBLEE HEIRS c/o VIC	545 CHAMBLEE RD	ZEBULON NC 27597-9651	1785417801	86277
ENRIQUE WENCES YANEZ	1613 MARSHBURN RD	WENDELL NC 27591-9350	1785503714	281972
PATRICIA A BENANE	1517 MARSHBURN RD	WENDELL NC 27591-9333	1785504087	5730
GUIDO CARRARA & PATRICIA CARRARA	5312 PINEWOOD CT	WENDELL NC 27591-7846	1785504207	250994
VICTOR VIDAL & JULISSA SARMIENTO TORRES	1523 MARSHBURN RD	WENDELL NC 27591-9333	1785504431	250995
ALBERT PAUL MOSER REVOCABLE TRUST MARY T MOSER REVC	1601 MARSHBURN RD	WENDELL NC 27591-9350	1785504555	36113
MELISSA WILSON & ROBERT WILSON	1609 MARSHBURN RD	WENDELL NC 27591-9350	1785505707	87343
RUSLAN SHEVCHENKO & MARIA SHEVCHENKO	1612 MARSHBURN RD	WENDELL NC 27591-9300	1785517064	73646
CHARLES R DRIVER & CHRISTIE D SASSER	1712 MARSHBURN RD	WENDELL NC 27591-9356	1785611932	63839
NB FARM PROPERTY LLC	1509 PITTY PATS PATH	ZEBULON NC 27597-7373	1785618869	42111
AMMONS ACRES INC	1832 PEACH GROVE LN	ZEBULON NC 27597-8656	1785816604	1778

March 16, 2022

AMMONS ACRES INC
1832 PEACH GROVE LN
ZEBULON NC 27597-8656
PIN: 1785816604
REID: 1778

Dear AMMONS ACRES INC ,

On behalf of Meritage Homes, I would like to invite you to participate in a virtual neighborhood information meeting concerning the development of Marshburn Manor also referred to as Wake County parcel number(s) 1785801429, 1784796727, 1785603398.

This meeting will be virtual only and no in-person meeting will be held.

Per Town of Wendell ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the owners and/or applicants to hear about their intention to rezone and/or develop the land. You are encouraged to ask questions so that we may help you more fully understand the proposed project.

Meritage Homes has requested a rezoning of this property from a Wake County zoning designation of R-40 to a Town of Wendell zoning designation of R7-CD to allow for the development of a 404 single family homes with varying lot widths – 152 33' wide single-family lots, 152 40' wide single-family lots and 99 50' wide single-family lots. A maximum of 425 single family homes is being requested and approximately 12.83 acres will be reserved for future commercial and general business uses.

The online virtual meeting to be held on March 29, from 6:30p to 7:30p.
Virtual meeting link: **https://meritagehomes.zoom.us**
Meeting ID: 828 2024 4100
Passcode: 973216

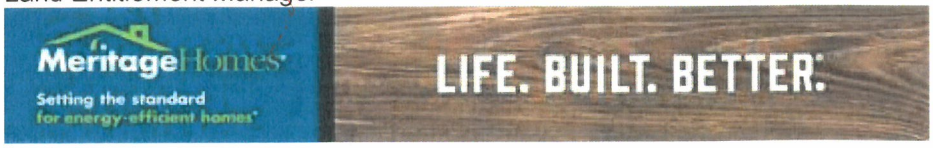
If you have trouble logging in, please use this link:
https://meritagehomes.zoom.us/j/82820244100?pwd=Q2VnTWVNTlA4NW8zbUlKUWZjeGJYZz09

Dial in: +1 (312) 626-6799
Meeting ID: 828 2024 4100
Passcode: 973216

If you encounter any technical difficulties, please contact Stuart Wagner, Land Entitlement Manager at 919.926.2637 or via email at stuart.wagner@meritagehomes.com.

Town Planning staff will not attend this meeting. Property owners within the notification area will receive a separate notice from Town Planning staff when a public hearing is scheduled before the Town Board. If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to leave comments for our consideration, please feel free to contact me at 919.926.2637 or via email at stuart.wagner@meritagehomes.com.
Sincerely,

Stuart Wagner, AICP
Land Entitlement Manager



Marshburn Manors Neighborhood Meeting

March 29th, 2022 – 6:30PM

The virtual Zoom neighborhood meeting was called to order by Stuart Wagner of Meritage Homes at 6:32PM.

Stuart Wagner facilitated a rollcall of attendees to confirm attendance for the meeting. In attendance were:

- Stuart Wagner – Meritage Homes
- Gregory Hoff – Meritage Homes
- Jeremy Keeny – MRA of NC, Inc (site engineer)
- Mary T Moser – 1601 Marshburn Road
- Paul Moser – 1601 Marshburn Road
- Melissa Wilson – 1609 Marshburn Road
- Robert Wilson – 1609 Marshburn Road
- Richard Stockett – Broker
- Joy Currin – 3105 Buck Stage Trail
- Robin Grover – 3130 Buck Stage Trail
- Cheryl – (unidentified attendee)
- Zoom User (unidentified attendee)

Stuart Wagner reviewed the site's plan as presented and highlighted key development attributes of the site, to include: overall density, lot sizes, product description, amenities location, road improvements, and pump station location. Gregory Hoff of Meritage Homes and Jeremy Keeny of MRA of NC supplemented information as appropriate.

Stuart Wagner spoke to Meritage Homes presence in Raleigh and the greater triangle area. Mr. Wagner spoke to Meritage Homes best building practices and focused on the green/energy-efficient building standards incorporated into all of Meritage's home construction.

Stuart Wagner opened the meeting up to the residents for questions pertaining to the proposed development. The questions asked by residents were:

- Is there a plan to add curb/gutter and storm drainage along Marshburn Road?
- Will the site have City of Raleigh Water/Sewer and where will the utilities be coming from?
- Where will the road improvements on Marshburn Road start and end for the long-range improvement plan which makes Marshburn road a four-lane thoroughfare with center median?
- Will the new roads within the neighborhood be buffered?
- Will there be screening on Marshburn Road for the entirely length of the property from North to South?
- What is the impotence for requiring the commercial parcel in the front of the property and why does the Town support this parcel for a commercial designation?
- What approaches will be taken to protect the wetlands along the stream located on Marshburn Road?
- What is the timeline for the construction of the site?
- When will the public hearings for the site's rezoning take place?
- Please confirm that the commercial site will not be developed at the same time as the community.

Meritage Homes and MRA of NC, Inc. answered all of the questions to the best of their abilities.

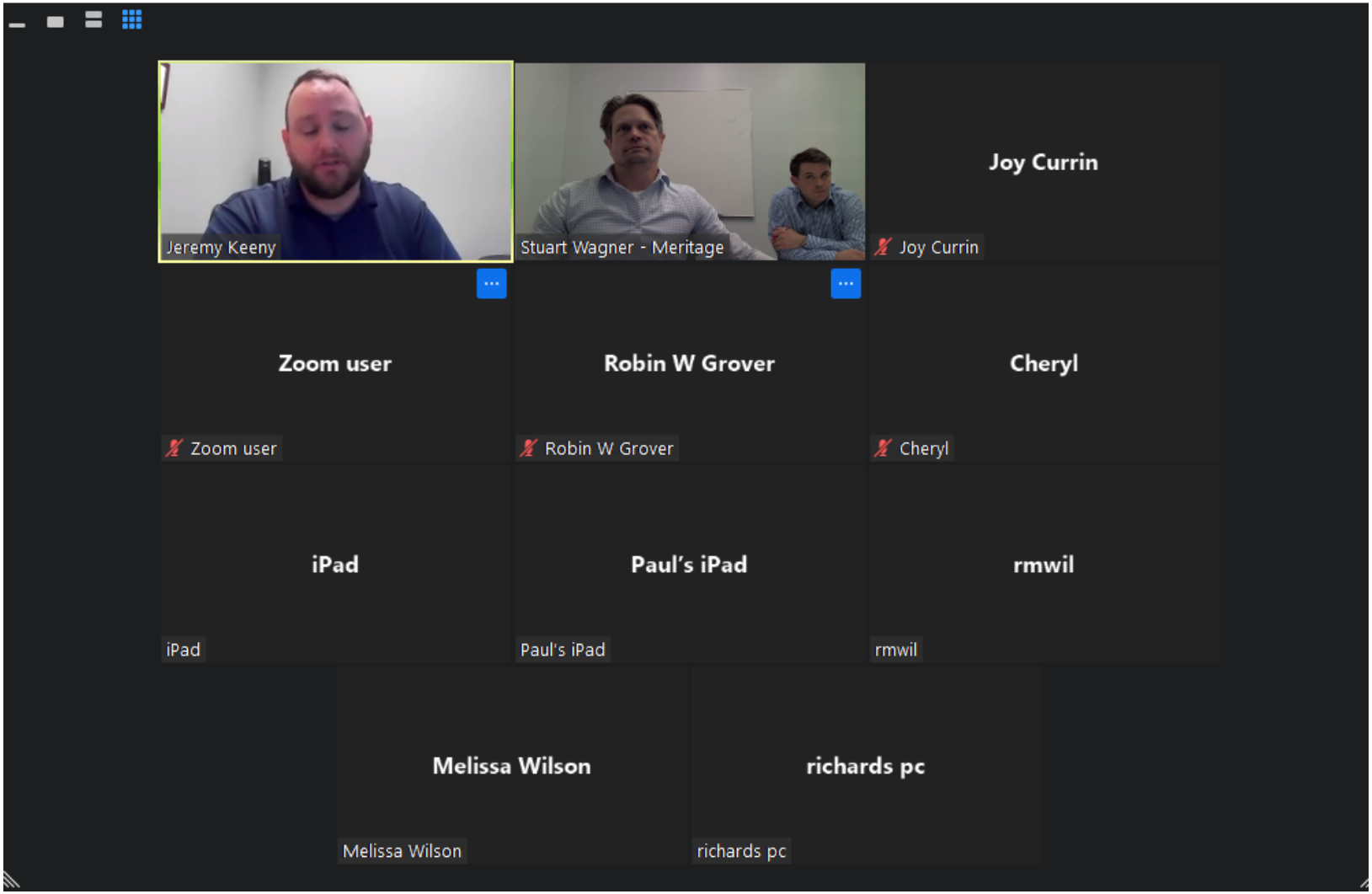
With no further questions or comments for discussion, the electronic meeting was adjourned at 7:15PM.

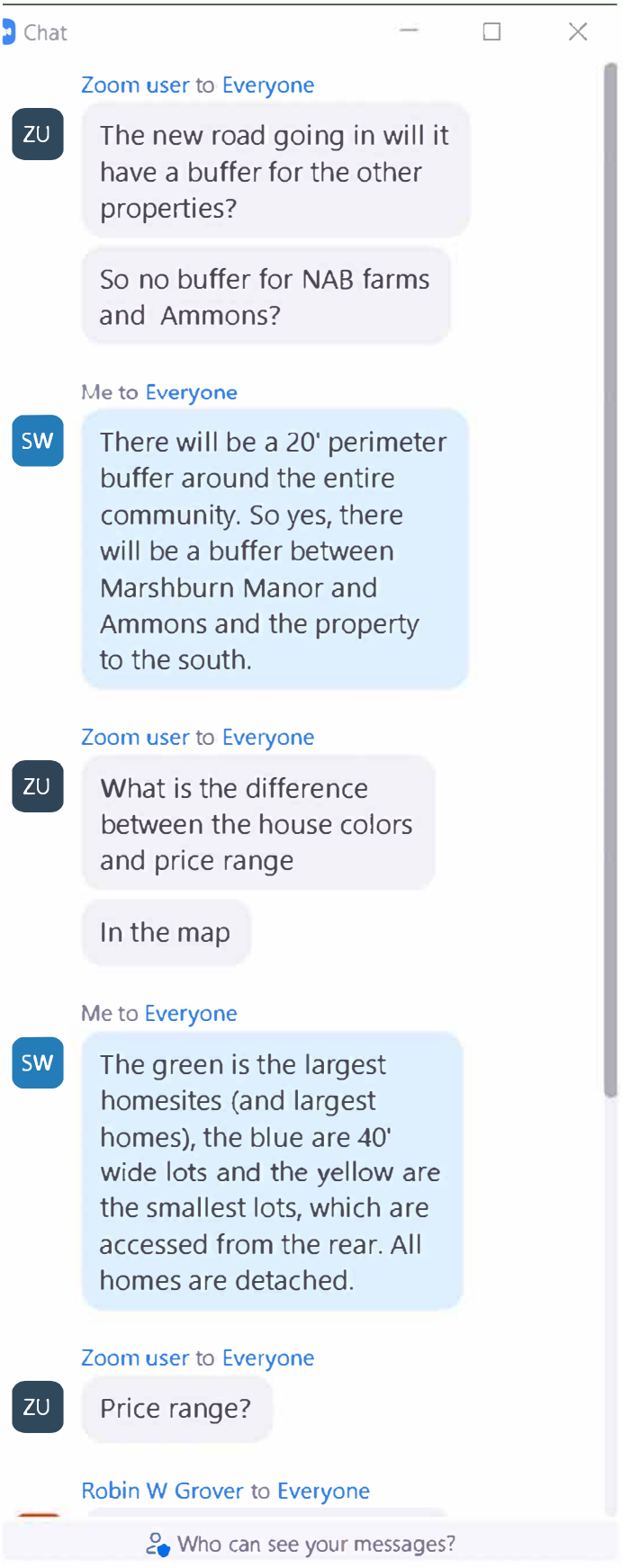
Respectfully Submitted,

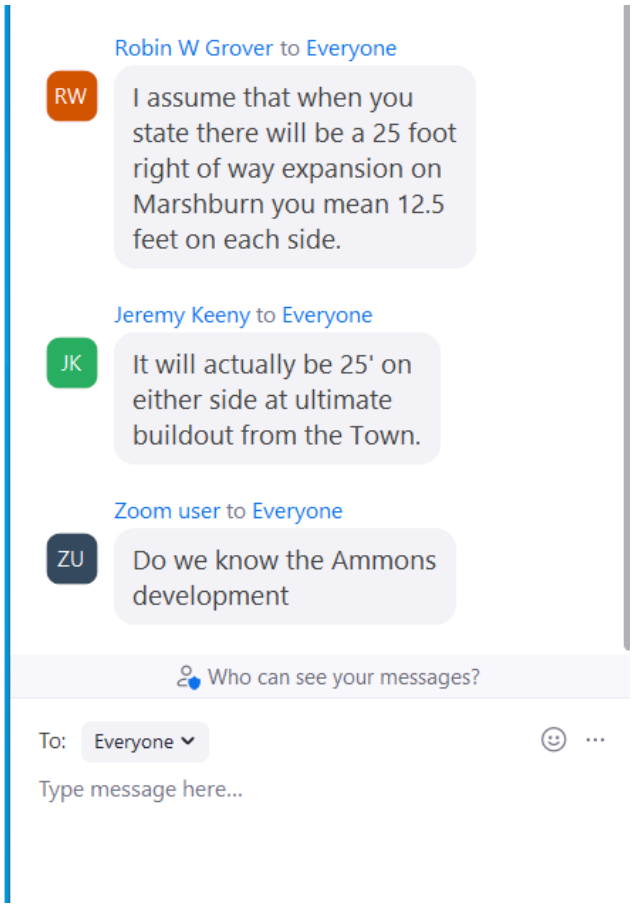


_____

Gregory Hoff
Land Analyst
Meritage Homes


Jeremy Keeny
Stuart Wagner - Meritage
Joy Currin
Joy Currin
Zoom user
Zoom user
Robin W Grover
Robin W Grover
Cheryl
Cheryl
iPad
iPad
Paul's iPad
Paul's iPad
rmwil
rmwil
Melissa Wilson
Melissa Wilson
richards pc
richards pc


Chat
Zoom user to Everyone
ZU
The new road going in will it have a buffer for the other properties?
So no buffer for NAB farms and Ammons?
Me to Everyone
SW
There will be a 20' perimeter buffer around the entire community. So yes, there will be a buffer between Marshburn Manor and Ammons and the property to the south.
Zoom user to Everyone
ZU
What is the difference between the house colors and price range
In the map
Me to Everyone
SW
The green is the largest homesites (and largest homes), the blue are 40' wide lots and the yellow are the smallest lots, which are accessed from the rear. All homes are detached.
Zoom user to Everyone
ZU
Price range?
Robin W Grover to Everyone
Who can see your messages?


Robin W Grover to Everyone
RW
I assume that when you state there will be a 25 foot right of way expansion on Marshburn you mean 12.5 feet on each side.
Jeremy Keeny to Everyone
JK
It will actually be 25' on either side at ultimate buildout from the Town.
Zoom user to Everyone
ZU
Do we know the Ammons development
Who can see your messages?
To:
Everyone
Type message here...

Wagner, Stuart

Subject: FW: Marshburn Manor rezone virtual meeting 3/29
Attachments: 2022.02.11 21204- Marshburn Manor Master Development Plan - Overall Site Plan.pdf

---

From: Wagner, Stuart
Sent: Monday, March 28, 2022 9:01 AM
To: Julliet <bluewater7777@gmail.com>
Subject: RE: Marshburn Manor rezone virtual meeting 3/29

Good morning Julliet,

Attached is the a copy of the overall site plan.

We intend to have three product types at Marshburn Manor, a 30' wide home, a 40'wide home and an alley loaded home. Below are screenshots of each type of lot found in the community.

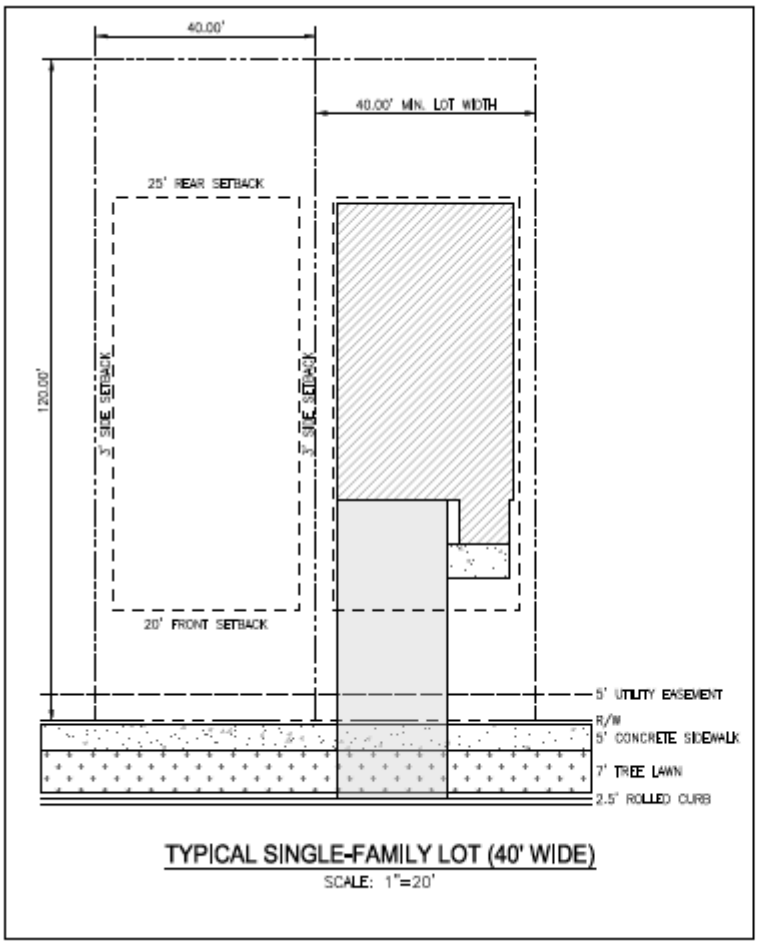
I'm happy to answer your questions.

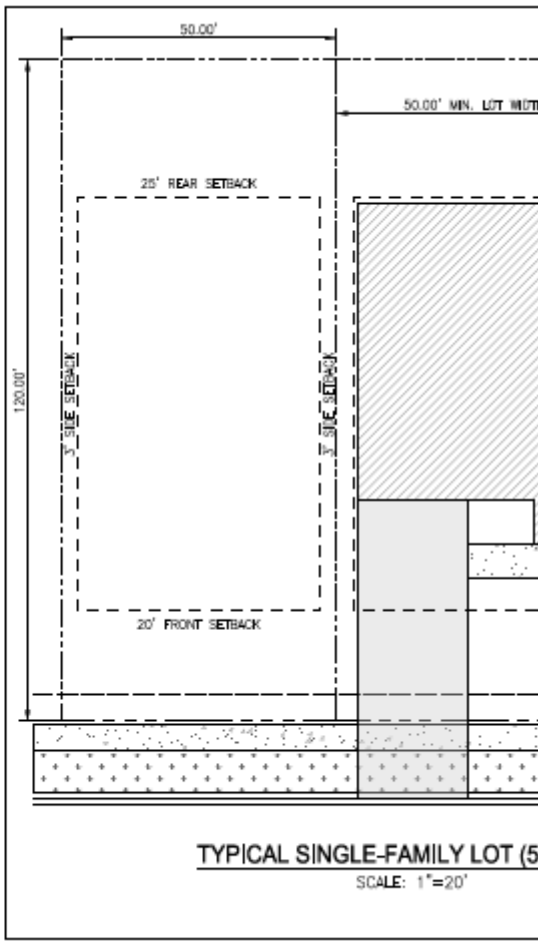
Regards,

Stuart

Stuart Wagner, AICP - Land Entitlement Manager
O: 919.926.2637 | C: 916.719.7080 | F: 919.926.2601 www.meritagehomes.com







From: Julliet <bluewater7777@gmail.com>
Sent: Sunday, March 27, 2022 10:01 PM
To: Wagner, Stuart <Stuart.Wagner@meritagehomes.com>
Subject: Marshburn Manor rezone virtual meeting 3/29
Importance: High

Hi Stuart:

I received your letter regarding Marshburn Manor rezone virtual meeting on March 29,2022. I have few questions.
Would you please email me the subdivision lot map and floor plan information?

Regards
Lior (Julliet)

Figure 11: Recommended Improvements

