

Staff Report for Town Council



Meeting Date: July 13, 2017

Hawthorne at Parkside 15-SP-053

Purpose: Consider action on annexation, proposed development plan, and requested modification

Prepared by: Kevin Hales, Planning

Speaker: Kevin A. Hales, Planning Department

Executive Summary: The applicant requests council consider a plan for 204 multi-family units near the intersection of O’Kelly Chapel Road and N.C. 55. The plan provides 330 parking spaces, a 30% reduction in the required parking. The plan also includes a request for a payment-in-lieu of construction for improvements to O’Kelly Chapel Road. The property is in the Town's ETJ and must be annexed before taking action on the plan.

Recommendation: *Staff recommends that Town Council hold an evidentiary hearing and act on the annexation petition, the requested parking reduction, and the proposed development plan.*

PROJECT CONTACTS

Developer	Evolve Acquisition, LLC 2920-C Martinsville Road Greensboro, NC 27408
Developer’s Representative	Thomas H. Johnson, Jr. Nexsen Pruet 4141 Parklake Avenue Suite 200 Raleigh, NC 27612 (919) 786-2764 TJohnson@nexsenpruet.com
Staff Contact	Kevin A. Hales Town of Cary Planning Department P.O. Box 8005 Cary, NC 27512-8005 (919) 462-3944 kevin.hales@townofcary.org

PROJECT DESCRIPTION

Evolve Acquisition, LLC requests council consider a plan for 204 multi-family units in western Cary. The 17-acre site is at the intersection of N.C. 55 and O'Kelly Chapel Road. The property is in the Alston Regional Activity Center Concept Plan ('Alston Plan').

The property is vacant and wooded, with trees up to 28 inches in diameter. Two stream buffers cross the property, dividing the site into thirds. The proposed plan develops the center third of the site. The development is on a central ridge which falls 40 to 45 feet to the adjacent creeks.

The plan includes a new private street that connects N.C. 55 to O'Kelly Chapel Road. It also includes street and sidewalk access to an adjacent under-developed parcel. The plan provides parallel parking along the private street. The rest of the parking is in surface lots located behind and to the side of the buildings. The plan provides 330 parking spaces, which is 30% less than the 471 spaces required by the Land Development Ordinance (LDO). The proposed parking equates to a rate of 1.6 spaces per unit, in line with the nearby Alston Village and Hillstone at Parkside projects.



The development includes 204 units across three buildings. All three buildings are four stories high and front the private street. The two eastern buildings frame a clubhouse/office and pool. The buildings are a traditional multi-family form using pitched roof. The exterior is a masonry base supporting upper floors of cementitious siding. Cultured stone will accent the stairwell entrances. The color palette uses a warm palette of reds and reddish tan tones.



The project treats storm water in two underground sand filters. One sand filter is under the northeastern parking lot and the second is next to the entrance from N.C. 55.

The plan includes a public greenway consistent with the Town's master plan. The greenway is 10 feet wide and follows the western side of one of the stream buffers. The greenway will connect southward to the Nancy Branch corridor in the future.

SUBJECT PARCEL



Physical Address: 7215 O'Kelly Chapel Road

Acreage: 17.03

Wake County Real Estate ID: 0159210
0736128610

Parcel Identification Number (PIN10):

Property Owner: Hawthorne at Parkside Apartments
806 Green Valley Road
Suite 311
Greensboro, NC 27408-7076

NOTE: The subject property is not in the Town limits, but is in the Extraterritorial Jurisdiction (ETJ). The property will need to be annexed into the Town's corporate limits before action by council.