

# GLENDAS. TOPPE & ASSOCIATES

## LAND PLANNING, ZONING & ENTITLEMENT CONSULTANTS

### Neighborhood Meeting for Proposed Rezoning - 18-REZ-07 (Arthur Pierce Road North) Summary of Meeting

Location: Cary Town Hall, 316 North Academy Street, Cary, NC

Date: April 4, 2018

Start Time: 6:30 pm

#### Applicant Representatives:

Glenda S. Toppe with Glenda S. Toppe & Associates

Chase Massey with FLM Engineering

Brooke White with Blue Heel Development

#### Attendees:

See Sign-In Sheet Attached

12 Residents of Kildaire Crossing Subdivision

At 6:50 pm, Glenda Toppe opened the meeting and made formal introductions to attendees and outlined the intent of the meeting.

Ms. Toppe briefly discussed the history of the Arthur Pierce Site and the area surrounding the property. She utilized an aerial map to showcase the site seeking to be rezoned and annexed, along with making note of the surrounding subdivisions.

The subject property is located in Wake County and totals approximately 20 acres. It is currently zoned R-40. We are requested the property be annexed into Cary and be rezoned to TR-CU. This proposed rezoning complies with the Cary Community Plan.

The Cary Community Plan is designed to provide more housing choices for all residents. The proposed site is located in the Suburban area of the Cary Community Plan and the current layout is designed to provide for both single family detached homes and attached end unit townhomes.

A few items to note that are different from the information stated in the Neighborhood Notice include:

1. The proposed maximum density has been reduced from 4 dwelling units per acre to 3 dwelling units per acre. The maximum density for the +/- 20 acre site will be a total of 60 dwelling units.
2. The applicant is considering removing the age restriction condition from the rezoning application and is curious how attendees feel about this change.

As part of the rezoning process, the applicant has offered the following zoning conditions that will be tied to the property if approved:

1. The allowed housing types are limited to (a) detached dwellings and (b) townhouses that are arranged in buildings of no more than 2 dwellings each, so that all townhouses will effectively be “end units”.
2. The maximum density shall be three (3) dwelling units per acre.
3. All streets shall be public.
4. The Community Gathering Space shall be a minimum of 8,000 square feet.
5. The streetscape adjacent to Arthur Pierce Road shall have a minimum depth of 50 feet with no averaging.
6. No more than 75% of the dwellings shall consist of townhouses that are arranged in attached buildings of 2 dwelling units, so that all townhouses will effectively be “end units”. The remaining dwelling units will be detached single family homes.

The Community Gathering Space commitment of 8,000 square feet is twice the amount required by the Town of Cary. Ms. Toppe used an exhibit of the proposed site that had all open space areas highlighted in green. Ms. Toppe discussed that the proposed site will consist of several pocket parks and green spaces. The proposed layout has accounted for a 30 foot perimeter buffer to allow for a greater degree of separation from the adjacent Kildaire Crossing community. In addition, the proposed site will have a significant stream buffer and extreme care has been taken to protect numerous champion trees that are present.

Questions:

1. Are the attached end unit townhomes (duplexes) included in the total unit count of 60? Yes - there will be a maximum of 60 doors/dwelling units on the proposed site.
2. How does age restriction or non-age restriction status change layout? The age restriction status has no impact on the site layout. It can be offered as a zoning condition during rezoning. However, applicant also has the ability to add the age restriction status as part of its restrictive covenants once all site plan approvals have been secured. Those in attendance appeared to be okay with the removal of the age-restricted zoning condition.
3. What about the extension of the Camp Ranch Greenway Trail? The Applicant will dedicate the greenway easement to the Town of Cary and has the option to provide a payment in lieu of constructing the trail. Kevin Hales stated that funds for the extension of the Camp Ranch Greenway Trail are not projected in the Town’s budget until 2021/2022 and the amount is limited to \$1.8 million, which will not provide for a large extension.
4. When I bought my home in Kildaire Crossing, I was told that the proposed site would be a park. What is the status of this? Scott Ramage stated that he will look into this and provide an official statement from the Town of Cary. He did state that there was a map dated from 2012 that showed an icon for a proposed park, but it did not show the land had been acquired by the Town and he, nor any of the other staff members knew of plans to fund and develop this site as a park.
5. Will this site utilize existing amenities at Kildaire Crossing? The applicant has reached out to Ashton Woods about the possibility of outside memberships, but there is no formal agreement in place at this time. The general consensus of those in attendance do want the residents of the proposed development to use their pool.

6. What can be done to reduce speeding on Arthur Pierce Road - the max speed limit should really be 35 mph? This is a state road. The applicant has no authority in mandating speed limits. We said we would look into how speed limits are changed.
7. How will the proposed site connect to the surrounding neighborhood? We are required to follow the Town's connectivity policy. The proposed site has road connections proposed at Hogarth Way and Dozier Way. The roads will be public and will be built to meet the required standards. The applicant does not have any involvement with connecting the road network to Benlap Drive.
8. I live at the home site on the right of Hogarth Way and have concerns with car lights shining into my house at night. What can you do about this? Hogarth Way is a connector road. It's design is dictated by the Town of Cary.
9. What is the timing for development? The rezoning and annexation process can take 6-12 months. Once approved, the applicant will then have to secure site plan and permit approvals, which can take an additional 6-12 months. Development will not begin until all required approvals are in place.
10. On the open space exhibit, what is the total amount of the open area from the Kildaire Crossing home site located to the right of the Rosiere Drive and Hogarth Way intersection to the end of the stream buffer area that is highlighted in blue? It is approximately 325 feet.
11. What will the pricing and design of the proposed homes be? Pricing is not known at this time as it is too early in the process to determine. The proposed product will be similar to the homes that we are currently building in an active adult community in Hillsborough called Corbinton. The homes will be neotraditional design. We want to maintain the architectural quality of what we are building at Corbinton, but we are still working with our design team to finalize home design.
12. What is the proposed size of the homes and what size of garages will you have? Right now, the homes we are building in Corbinton are 2 car garages with rear loaded driveways. The proposed site will make it challenging for us to carry over this design so most of the proposed homes at Arthur Pierce will be front or side loaded. The homes will feature 2 car garages with driveways to accommodate additional parking. The size of the homes will be similar to what we are building in Corbinton and will range from approximately 1650 to 2500 square feet.
13. Will the homes at the proposed site be similar to the look of Stonebridge Homes down the road? The proposed homes will be closer in appearance to the homes we are constructing in Corbinton - [www.corbintonliving.com](http://www.corbintonliving.com).
14. Our pool at Kildaire Crossings is too small and is already overcrowded. Will you not consider installing a pool at this site? We are not in a position to install a pool at the proposed site.

Discussion ended at 8:00 pm.