

GLENDAS. TOPPE & ASSOCIATES

LAND PLANNING, ZONING & ENTITLEMENT CONSULTANTS

Neighborhood Meeting for Proposed Rezoning - 18-REZ-11 Roberts Road Summary of Meeting June 6, 2018

Introductions:

- Glenda Toppe, Consultant
- Perry Verille, Vice President Land Acquisition, Toll Brothers

Summary of Property (Glenda):

- Current zoning R-40 in Wake County
- Requires annexation into the Town of Cary, which will be done at the same time as the rezoning
- Subject property is approximately 37.7 acres in total.
- Request is for Conditional Use- TR, which allows for different types of residential, such as townhomes
- The conditions as submitted will run with the property once approved unless a new zoning application is approved to change it.
- The conditions submitted meet or exceed the minimum requirements in many ways.
 - The application calls for attached residential construction.
 - The application calls for a maximum 3.5 dwelling units per acre.
 - The application calls for 40% open space minimum.
 - The application calls for a community gathering space of 15,000 square feet, which exceeds the 5,000 square foot requirement.
- Cary Community Plan identifies this area as a traditional neighborhood area and the Plan expresses the need for more diversified residential housing options in this part of Cary. We believe that this townhome project meets this unfulfilled need.
- There is a Town of Cary sewer extension project set to begin in 2019 bringing sewer from the west side of I-540 to the east side of I-540 (Jack Branch Interceptor Project)
- Land parcels large enough to create the desired housing diversity are scarce and areas like this will help to introduce more options
- There are existing stream buffers on the property that will remain undisturbed. These stream areas provide some natural buffer between the future homes and the existing adjacent properties. This will create a cluster development.
- There is a proposed 40' type "A" perimeter buffer on the property as well.

Introduction and Summary of Toll Brothers:

- Toll Brothers is a very well-known and highly regarded home builder based in Horsham, Pennsylvania.
- Company was founded in 1967 and has been in the Triangle area for over 20 years.
- Notable area projects are Brier Creek Country Club, Hasentree Club, Enclave at White Oak Creek, Regency at White Oak Creek, Pines at Wake Crossing, Manors at Green Level Crossing, Woodlands at Green Level Crossing.
- Toll Brothers average sales price nationally is in the \$800,000's and locally in the \$600,000's.
- Toll Brothers desire is to diversify product offering to meet the market demand
- In previous meeting with the Town of Cary staff, townhomes were regarded as a good option in this location.
- Toll Brothers has made efforts on this project to supersede Town of Cary zoning requirements, such as % open space and community gathering space.

Questions from the Audience:

- How many homes per unit?
 - Answer: 1
- How many maximum allowable units?
 - $37.7 \text{ acres} \times 3.5 \text{ units/acre} = 131 \text{ units maximum}$. Projects such as this typically do not achieve maximum allowable density due to a number of factors including topography and required open space.
- What will be the selling price point?
 - Neither the final product nor the price point have yet been decided at this point. However, depending upon the market forces, Toll Brothers expects average pricing to be in the \$400,000's and up.
- Can council consider what builder/ developer will be doing the work when considering a zoning application?
 - No.
- Is Toll Brothers the builder/ developer?
 - Toll Brothers could certainly be the builder/ developer but it is important to remember that the zoning conditions run with the property, not the development entity.
- Why are you choosing townhomes vs. single family?
 - The Cary Community Plan calls for varied housing types and townhomes are a type that this area lacks. Toll Brothers market studies indicated that there is a growing population of young professionals, starter families, and empty nesters looking for appropriate housing options. Toll Brothers believes townhomes that is the best use for the property and that they have offered up conditions they feel fit with the neighborhood and elevate the area.
- How is the 40% open space calculated and does it include wetlands?
 - Yes, the calculation does include the wetland areas and the perimeter buffers. The other open space areas will be specified during the site plan phase of development when engineering is done.
- How wide is the stream buffer?
 - There is no scale available on the map as shown but it appears that it is 100'-150' feet wide in parts.
- How many accesses will there be to the property and where will they be located?
 - The number and location of property accesses will be determined by the engineers at the appropriate time.
- Where is the closest sewer located?
 - Toll Brothers and the Town of Cary engineer represented that the sewer is coming from the other side of I-540.
- Is a pump station a possibility?
 - Until the engineering is performed for this project, the sewer configuration will not be known but a pump station is always a possibility. However, it is not likely for this project.
- Where is the closest water located?
 - There is municipal water service located on Roberts Road.
- There is a concern from neighbors that their well could run dry as a result of development activities.
 - Water will be sourced from municipal utility services, not from drawing down the aquifer.
- What is a type "A" buffer?
 - A town official responded that this is defined as the highest classification of required landscape buffer by the Town. It is a mix of understory and overstory deciduous and evergreen vegetation intended to provide visual buffer between properties.

- There was a question related to the density if it were a conservation subdivision under current rules?
 - The property is currently R-40 and located in Wake County. That use would likely result in the ability to construct 1 home per gross acre, or 37 homes on the property.
- Are there structural limitations on the application?
 - Yes, homes would be restricted to 35' maximum height (same as a two-story single-family detached home) and Toll Brothers expects they would be 2 story homes with two car garages.
- What does the sewer extension do to this project and others?
 - The sewer extension allows development to happen to the east of I-540.
- Do you think the transition of dwelling units/ acre is good, knowing there are neighbors with one home for every two acres and then transitioning to 3.5 homes per acre? Is seven times the density a good transition?
 - Toll Brothers feels that the project as proposed is an appropriate transition and meet the town's desire for housing diversity in the area. The buffers, open space and scale of homes adds to the appropriate transitions.
- Neighbor (Bill Foley) heard someone say "main entrance" and therefore deduced that there would be a second entry. He asked where it would be located.
 - Toll Brothers reiterated that the community layout has not been completed by the engineers yet and until a final plan is determined the need for a second entrance cannot be determined.
- A neighbor referenced a "collector road" map, citing concerns with Woodforest having increased traffic. Similar concerns were expressed on Trelawny Lane.
 - Connectivity is required by the Town. The road network is addressed at time of site plan.
- Is there another opportunity for neighbors to voice concerns after the plan is presented?
 - There will be a public hearing, then the case moves to planning and zoning, then to council for approval. One may only submit a site plan after rezoning is approved.
- Can you place a condition on zoning approvals?
 - No condition less restrictive than the current zoning ordinance is allowed. However, an applicant can volunteer more restrictive conditions.
- Is the Town of Cary still putting a sewer through regardless of this zoning application?
 - Yes. That extension has been approved and funded.
- Neighbor Janet Hobbs from Trelawny Lane requests that the existing trees stay in place in the 40' perimeter buffer in addition to the type "A" buffer.
 - Request was noted.
- Is 99 homes profitable?
 - Mr. Verille responded that in the development business we often construct fewer homes than the maximum approval, citing Brier Creek as one such case.
- What formula did you use to come up with the 3.5 DU/ acre number requested?pre-view
 - Toll Brothers performed market research to determine the best number and proposed it based upon opinions of appropriate use for the property.
- Is the Town of Cary looking at controlling traffic from the high school?purview
 - The issue of controlling traffic due to the school is outside the scope of this rezoning.