

Trimble Avenue Rezoning Community Meeting
Wednesday, December 7, 2016
6:30PM | Cary Town Hall

Summary of Proposed Project by William Hood, Land Planner

The request is for the land off of Trimble Avenue that is currently zoned for single family, detached homes to be rezoned for multi-family units. The applicant and current land owner is Bethel Baptist Church. Habitat for Humanity of Wake County is under contract with Bethel Baptist Church to purchase the land and build up to 23 affordable townhome units available for homeownership.

The planned project will place building fronts along Trimble Avenue and Palmetto Drive. Parking will be at the rear of the buildings and not visible from the streets. The Town requires 40 foot opaque buffers to be installed adjacent to existing subdivisions along the east and south borders of the proposed development.

The Town will require the developer to extend Palmetto Drive towards Trimble Avenue. Streetscape planting will also be required.

Based on the number of units proposed (up to 23), no traffic study is required.

A BMP storm water pond is required by State and Town regulations to catch storm water runoff and treat nutrients.

A second community meeting will be scheduled to address existing neighborhood concerns. This will take place prior to the Town's public hearing on the rezoning case, which is tentatively scheduled for February 9, 2017.

Concerns heard from the public:

Town Financial Interest

Is the Town a co-applicant for this development and does it have a financial interest in this site?

- No. The Town does have a commitment to provide Habitat Wake with CDBG funding, but only to sites that are appropriately zoned with plans approved. Funding could go to any site that meets criteria.

Flooding

How far is the proposed development from the flood plain?

- It's quite some distance, as the closest flood plain is to the rear of houses across the street from the property under review.

Who regulates the flood plain?

- According to the Town's Storm Water Engineer, it is regulated by the Town of Cary. Since 2008, the Town has required a flood plain buffer, but the surrounding developments were built prior to that regulation.

There's drainage off of Palmetto Drive, will that drain into the pond that the developer will construct or will that be routed a different way?

- We are not sure how the Town will require us to approach that drainage
- Town storm water engineer explained that the Town of Cary doesn't require developers to treat offsite runoff

Is this going to affect people on Palmetto Drive?

- The Town will require the proposed development to avoid contributing to any surrounding flooding.

Will an engineer examine the storm water plan?

- Yes, it's required for a storm water engineer to design the plan.

Will the retention pond be sized to handle a 100-year storm event?

- Yes.

How do you know how large of a retention pond to build?

- The engineer will take runoff coefficients for forest and grass lands, and compare those to coefficients for paved lands. The pond will be sized by a professional engineer.

A major concern is flooding caused by the Mosque parking lot. It was built before the stricter flood prevention standards went into effect in 2008. So we're concerned that the big picture runoff isn't being taken into account. Even though this proposed development may be in compliance, we're worried that it will add to the cumulative problem.

- The developer is prepared to adjust design by reducing density to accommodate a larger retention pond if necessary. This is something we can put in a condition for.

If the runoff calculations for the retention pond end up being wrong, does the city have culpability or does the developer?

- The Town's storm water engineer explained that if the calculations are wrong, it becomes a civil matter and the engineer that did the calculations will be liable.

Traffic

This development will potentially double the traffic problem.

- The Town will require the developer to connect Trimble Avenue to Medlin Drive. The amount of traffic that the proposed development will generate isn't enough to require a traffic study be completed.

Will there be more traffic? Concern about increased traffic was reiterated by multiple community members.

- Town staff explained that a traffic study is only required if you exceed 100 peak hour trips and that will not happen with a 23 unit development. There's no legal requirement for the developer to submit a traffic study in this case.

Can residents of the neighborhood request a traffic study?

- No, traffic studies cost between \$15-20,000, so the Town won't conduct one for a development of this size.

Does the City consider traffic impact based on cumulative developments?

- Town staff confirmed that cumulative impact is indeed taken into account.

Do citizens have the right to propose a stop light? There are many families with children in the area and it's already dangerous. Residents feel it's a matter of time until there's a fatality and don't want to wait for those to accumulate to do something to address the matter.

- Town staff explained that residents are welcome to raise those issues with Town Council Members. Town staff care about the issues that are important to you, but are not the decision makers. That said, there are traffic calming options that the Town can look at with residents. If you contact [Katie Drye](#), she will put you in touch with the appropriate contact at the Department of Transportation.

Trimble doesn't need to be widened?

- That's correct, it does not.

Follow-up communications

Did you commit to a second public meeting? It would be helpful to have another one before the public hearing in February.

- We're happy to communicate with members of the public that have additional concerns and will consider a second community meeting.

Can residents send follow up questions to the applicant?

- Yes, and you can also talk to Katie Drye if you have questions for the Town.

Development

How many units is the developer proposing?

- 23 units maximum.

How many parking spaces will there be?

- 64 spaces total. That's 2.5 per unit, plus guest parking of ¼ space per unit. The parking will be located behind the units, so you won't see the lot from the street.

For those that live on Medlin Drive, which is behind the proposed development, will we see parking lots?

- No. The builder is required to construct a 40 foot opaque buffer. You won't be able to see through it up to 18 feet high.

Would the developer consider a fence to physically separate the townhomes from houses? We have barns, etc. and would like to keep them safe.

- That is something we could consider, yes.

How did you decide on the number of units (up to 23)?

- The layout was designed by Mr. Hood to be in compliance's with the Town's spatial requirements, including parking and a gathering space. 23 is the max number of units that will fit.

Do you plan on opening up Palmetto Drive?

- Yes, the Town will require the developer to extend Palmetto Drive to Trimble Avenue.

Why not open up Trimble?

- Town Staff explained that the Town Council has the option to consider that during the development planning process, but not during re-zoning.

Will all 23 homes be on Trimble?

- No, they will be spread out, but you will see front doors facing the street.

How will you connect water and sewer?

- Water and sewer lines are already in the street.

Why are you proposing rezoning in a neighborhood that is currently all single-family homes and where there hasn't been construction in 40 years? Residents want something that fits with the neighborhood. What you're proposing is not in line with the neighborhood that we bought into. Some homes have been there since the 1960s.

- Because the Town is running out of land, change in density is going to start becoming more common to accommodate the growing population.

Will there be a curb or sidewalk built?

- Yes, we believe the Town requires this.

There's a sidewalk on Trimble that starts at the church properties. Will it be extended in front of the new proposed properties?

- That hasn't been determined yet.

How much buffer will there be between the development and Palmetto?

- That hasn't been determined yet.

So there will be no lawns?

- Yes, there will be lawns and foundation planting.

Can the Town require the developer to show us a digitized sketch so that we can see?

- No, according to Town staff, the developer is not required to provide a sketch at the community meeting.

At Falcone Point, which is another townhome development in Cary that Habitat Wake has built, the vinyl siding is in disrepair. If Habitat moves forward with the property on Trimble Avenue, neighbors request that vinyl siding not be used.

Rezoning

How many other places have multi-family developments on a lot this size in Cary?

- The Town is growing and running out of land, so Cary is looking at increasing density within its boundaries. Imagine Cary, the Town's new long range-plan, encourages this increase in density. This particular development will be limited to 2 stories, which is less than a townhome's usual 3 stories.

How often has rezoning for a development like this been done in Cary?

- Town staff are seeing some changes for infill properties. There's limited land, so there will be more mixed use developments before Council. There are a few smaller, pending projects right now. Preston is an example, as well as Kildaire Farm Road.

Does this set a precedent for rezoning in other parts of Cary?

- No, this only applies to the property we're talking about today.

Would the developer consider reducing the number of units to keep it zoned for single family homes?

- Probably not, but we might look at other zoning for smaller lots

What impact will this have on surrounding home values?

- This rezoning should not affect your home values on was or the other.

We know that Habitat Wake builds affordable housing and we would love to help some people that need it, just not all of them. Go back to drawing board and get a new site.

I know plenty of other developers that would be interested in purchasing this property that I could put you in touch with.

- We have a buyer identified – it's Habitat for Humanity of Wake County

Community members said they don't want Habitat as the buyer.

Habitat Wake's Homebuyer Process (Kevin Campbell, CEO of Habitat Wake joined William Hood to answer questions)

Since these are townhomes, will the homebuyers still help to build their own homes as they do with single-family Habitat homes?

- Yes, Habitat Wake's process is the same for townhomes as it is for single family homes. Homebuyer families are required to put in 200 hours of sweat equity building their homes.

How long after closing will homeowners have to wait before they can rent out rooms in their house?

- Habitat Wake's policies do not allow homeowners to rent units out as long as we own the mortgage. If a homeowner chooses to sell their unit, we have right of first refusal and typically choose to buy the home back.

Are the homes presold prior to construction?

- Homebuyers are selected prior to construction, yes.

So you have a list of people waiting to move into this development already?

- No, it's too early in the process for Habitat Wake to have buyers approved for this development.

Can we have another meeting since we're running out of time?

- Yes, we'd be happy to meet again before the hearing.