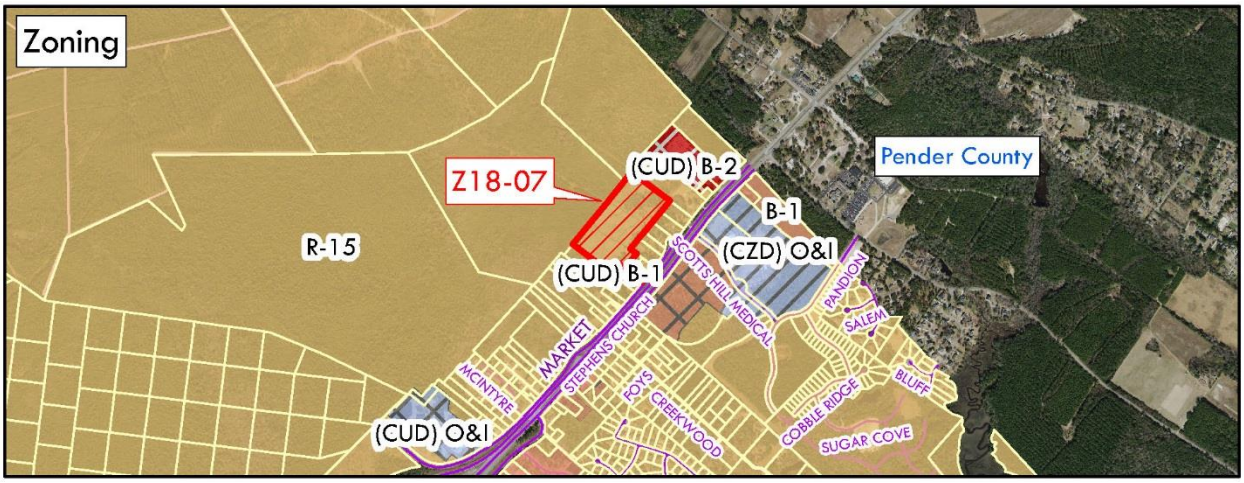
# STAFF SUMMARY FOR **Z18-07**
# ZONING MAP AMENDMENT APPLICATION

| **APPLICATION SUMMARY** | |
|---|---|
| **Case Number:** Z18-07 | |
| **Request:** | |
| Zoning Map amendment to rezone 18.1 acres from R-15 to R-10 | |
| **Applicant:** | **Property Owner(s):** |
| Paramounte Engineering, Inc | Eston Brinkley |
| **Location:** | **Acreage:** |
| 8971 Stephens Church Road | 18.1 acres |
| **PID(s):** | **Comp Plan Place Type:** |
| R02900-001-059-000 | Community Mixed Use |
| **Existing Land Use:** | **Proposed Land Use:** |
| Undeveloped | The property would be allowed to be developed in accordance with the R-10 district |
| **Current Zoning:** | **Proposed Zoning:** |
| R-15 | R-10 |




| **SURROUNDING AREA** | | |
|---|---|---|
| | **LAND USE** | **ZONING** |
| **North** | Single-Family Residential | R-15 |
| **East** | Single-Family Residential | R-15 |
| **South** | Single-Family Residential | R-15 |
| **West** | Single-Family Residential, Undeveloped | R-15 |

| ZONING HISTORY | |
|---|---|
| **July 6, 1971** | Initially zoned R-15 (Area 5) |

| COMMUNITY SERVICES | |
|---|---|
| **Water/Sewer** | CFPUA water and sewer services are available in the area. |
| **Fire Protection** | New Hanover County Fire Services, New Hanover County Northern Fire District |
| **Schools** | Blair Elementary, Eaton Elementary, Holly Shelter Middle, and Laney High schools |
| **Recreation** | Ogden Park |

| CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES | |
|---|---|
| **Conservation** | No known conservation resources |
| **Historic** | No known historic resources |
| **Archaeological** | No known archaeological resources |

## ZONING ORDINANCE CONSIDERATIONS

- The purpose of the R-10, Residential zoning district is to provide for residential development with access to either public water or sewer services.
- Because this is a general map amendment and not a conditional rezoning, uses that would be allowed on the property are those allowed by right or by Special Use Permit in the R-10 district based on the Table of Permitted Uses in the Zoning Ordinance.
- As both the R-15 and R-10 districts are residential districts, the uses permitted within them are mostly similar with only slight variations. The primary difference between the districts

is that the R-10 district allows for smaller lots and higher density as highlighted on the table below:

| | R-15 | R-10 |
|---|---|---|
| **Min Lot Size** (Conventional) | 15,000 sf | 10,000 sf |
| **Max Density** (Performance) | 2.5 du/ac | 3.3 du/ac |
| **Maximum Units based on 18.1 Acres (Performance Residential)** | 45 | 60 |

- The subject site is close to Market Street in a transition area not expected to be very low density residential per the 2016 Comprehensive Plan.

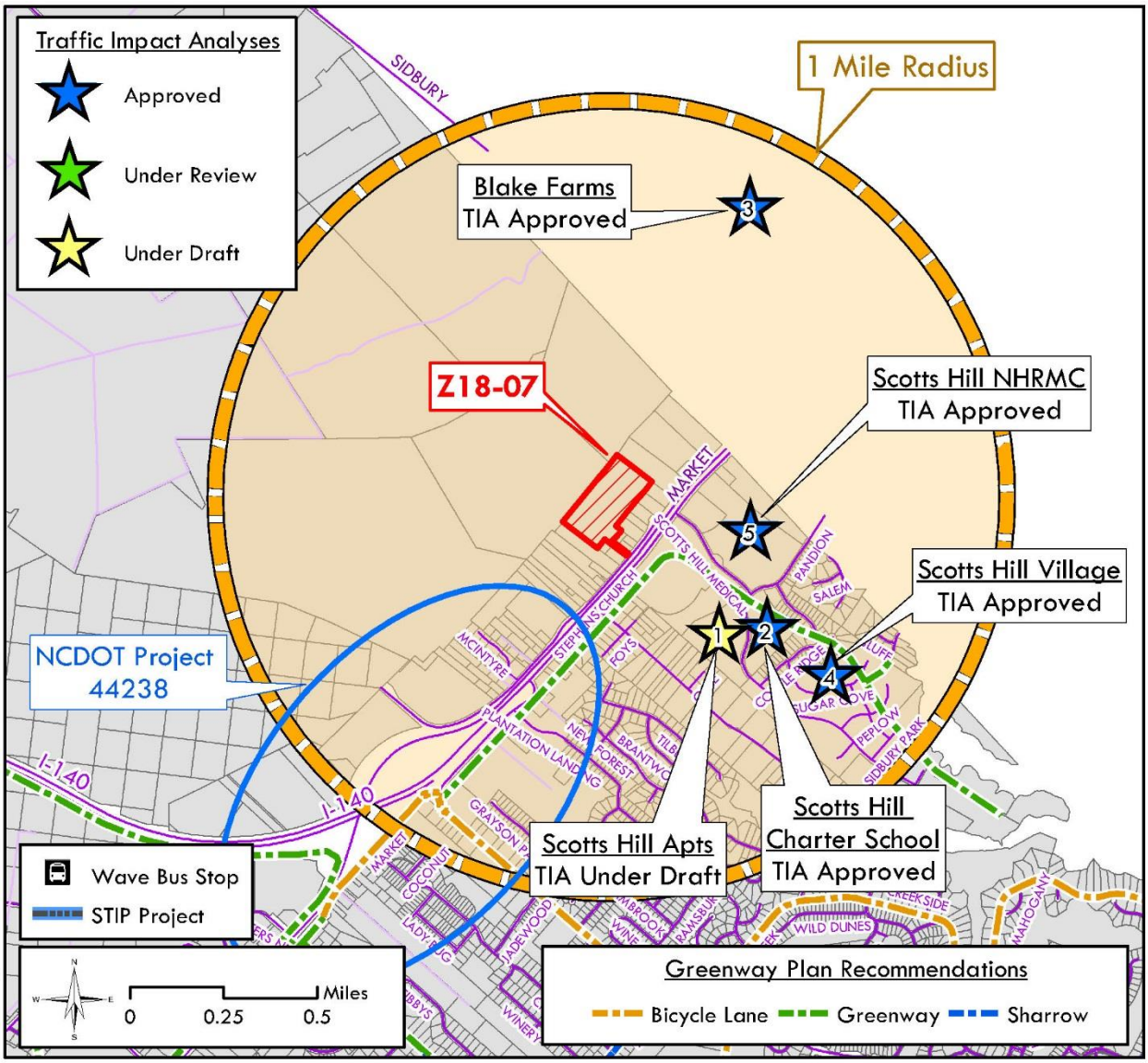
## TRANSPORTATION

- Access is provided to the subject property by Stephens Church Road (SR 1351) which connects to Market Street/ US Highway 17.
- Traffic impacts will be analyzed at the time a development is proposed. Any use that exceeds 100 AM or PM peak hour trips will be required to have an approved Traffic Impact Analysis (TIA) prior to development. Even if a TIA is not required, improvements may be required when any proposed use is reviewed by NCDOT during the driveway permitting process.
- Based on the size of the property and the permitted density, it is not anticipated that a by-right residential development would generate enough traffic to warrant a TIA. A detached single-family dwelling typically generates about one trip during the peak hours.
- The proposed rezoning would allow 15 additional dwelling units on the property, which would generate approximately 15 additional trips during the peak hours.

***Traffic Counts***

| *Road* | *Location* | *Volume* | *Capacity* | *V/C* | *LOS* |
|---|---|---|---|---|---|
| Market Street | 8200-8300 Block | 42,512 | 57,008 | 0.75 | D |

## Nearby Planned Transportation Improvements and Traffic Impact Analyses




**Regional Transportation Plans:**

- NCDOT Project 44238
  - Proposal for roadway improvements at the Market Street/I-140 interchange. Preliminary plans propose to realign the I-140 Market Street exit so that it connects directly into Porters Neck Road, and to widen existing ramps to and from Highway 17. This project is currently unfunded.

**Nearby Traffic Impact Analyses:**

*Traffic Impact Analyses are completed in accordance with the WMPO and NCDOT standards. Approved analyses will expire if the proposed development is not completed by the build out date established within the TIA.*

| Proposed Development | Land Use/Intensity | TIA Status |
|---|---|---|
| **1. Scotts Hill Apartments** | • 192 apartment dwelling units | • Under Draft<br>• 2020 Buildout Year |
| The WMPO has approved the scope for the Traffic Impact Analysis for this project and the consulting traffic engineer will use the approved scope to draft the TIA. | | |
| Nearby Proposed Developments included within the TIA: | | |
| • New Hanover Regional Medical Center<br>• Scott's Hill Village<br>• Blake Farm | | |
| **Development Status: Pending application after TIA approval.** | | |

| Proposed Development | Land Use/Intensity | TIA Status |
|---|---|---|
| **2. Scotts Hill Charter School** | • Phase 1 (2016-2017) – 490 students<br>• Phase 2 (2018-2019) – 587 students<br>• Phase 3 (2019-2020) – 664 students<br>• Phase 4 (2020-2021) – 731 students | • TIA approved January 11, 2017 |
| The TIA required improvements be completed at certain intersections in the area. The major improvements consisted of:<br>• Extension of the existing northbound left/u-turn lane at US 17 and Sidbury Road<br>• Modification of signal timing at certain traffic lights in the area<br><br>The following improvements were recommended:<br>• Driveway improvements at the site's access with Pandion Drive<br>• Installation of a left turn lane into the site<br>• Installation of dual westbound right-turn lanes on Scotts Hill Loop Road at the US 17 intersection<br><br>Per NCDOT, the improvements required at this time have been installed in accordance with their standards. | | |
| Nearby Proposed Developments included within the TIA: | | |
| • Blake Farm<br>• New Hanover Regional Medical Center<br>• Scotts Hill Village | | |
| **Development Status: Building Completed** | | |

| | | |
|---|---|---|
| **3. Blake Farm (Pender County)** | • 500 single family units<br>• 700 active adult/senior attached units<br>• 1,798 active adult/senior detached units<br>• 50,000 sq. ft. mini-warehouse<br>• 50,000 sq. ft. retail space<br>• 2 150-room hotels | • TIA approved July 6, 2015<br>• 2029 Build Out Year |

The TIA required improvements be completed at certain intersections in the area. The major improvements consist of:

Phase 1:

- Restrict site driveway #1 intersection to left-in/right-in/right-out with a 200' internal protected stem
- Installation of a 225' left-turn lane on northbound US 17
- Installation of a 125' right-turn lane on southbound US 17
- Installation of a new signal at US 17 and Sidbury Road
- Installation of a 200' u-turn lane on southbound US 17 at Sidbury Road

Phase 2:

- Restrict site driveway #2 intersection to left-in/right-in/right-out with a 200' internal protected stem
- Installation of a 150' left-turn lane on northbound US 17 at site driveway #2
- Installation of an additional receiving thru-lane with a minimum storage of 800'
- Installation of a 125' right-turn lane on southbound US 17 at site driveway #2
- Installation of dual 250' left-turn lanes on northbound US 17 at site driveway #1
- Add additional right-turn egress lane on site driveway #1
- Restripe existing thru lane on Sidbury Road at site driveway #3 to a left/thru lane
- Installation of a 50' right turn lane on westbound Sidbury Road at site driveway #3
- Restrict site driveway #2 to two-lane cross section with one ingress lane and one left/right turn egress lane and 100' internal protected stem

The required improvements are pending installation as the project progresses.

Nearby Proposed Developments included within the TIA:

- None

**Development Status: Pending Development**

| | | |
|---|---|---|
| **4. Scotts Hill Village** | • 226 Single-Family Homes | • TIA approved February 4, 2014<br>• 2018 Build Out Year |

The TIA required improvements be completed at certain intersections in the area. The major improvements consist of:

- Installation of an eastbound right turn lane at Scotts Hill Loop Road and the site access

Per NCDOT, the improvements required at this time have been installed in accordance with their standards.

Nearby Proposed Developments included within the TIA:

- Vineyard West
- Stevens Point Apartments
- Scotts Hill Medical Center

**Development Status: Under construction, two phases have been platted consisting of 68 lots**

| **5. Scotts Hill Village New Hanover Regional Emergency Facility** | • 64,000 sq. ft. of medical offices<br>• 200,000 sq. ft. hospital | • TIA Approved April 8, 2014<br>• 2018 Full Build Out Year |
|---|---|---|

The TIA required improvements be completed at certain intersections in the area. The major improvements consist of:

- Installation of a northbound u-turn lane, left-turn crossover lane, and westbound right-turn lanes at the intersection of US 17 and Scotts Hill Medical Drive
- Installation of a u-turn lane at on US 17 at Scotts Hill Loop Road

Per NCDOT, the improvements required at this time have been installed in accordance with their standards. Additional improvements will be required to be installed when future phases of the development are completed.

Nearby Proposed Developments included within the TIA:

- Scotts Hill Village
- Stevens Point Apartments
- Vineyard West

**Development Status: Partially Completed**

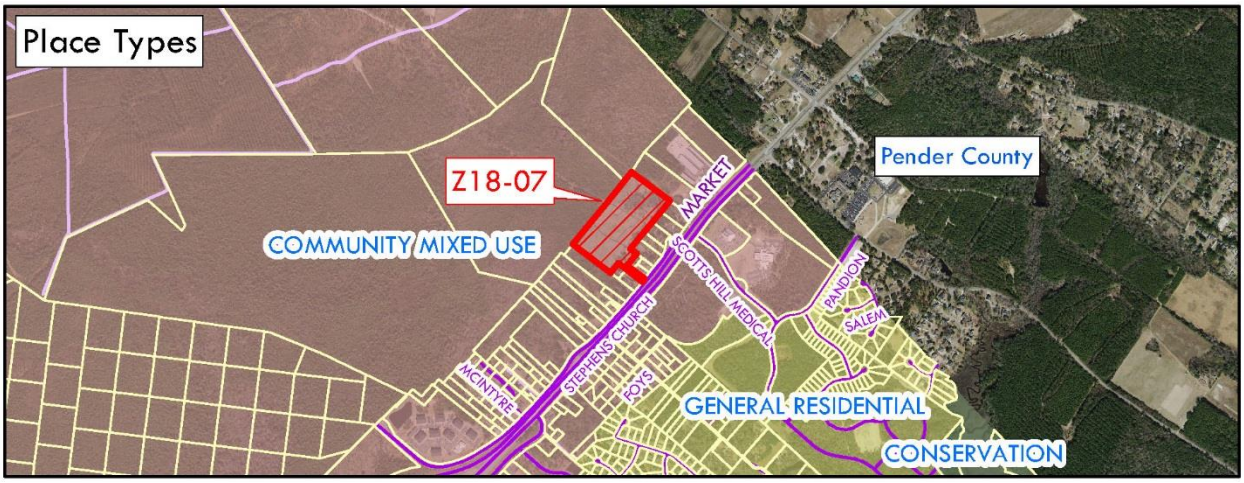
## ENVIRONMENTAL

- The property does not contain any Special Flood Hazard Areas or Natural Heritage Areas.
- The property contains 1.56 acres of wetlands subject to regulation by the US Army Corps of Engineers.
- The property is within the Island Creek (C;Sw) watershed.

## 2016 COMPREHENSIVE LAND USE PLAN

- The New Hanover County Future Land Use Map provides a general representation of the vision for New Hanover County's future land use, as designated by place types describing the character and function of the different types of development that make up the

community. Specific goals of the comprehensive plan are designated to be promoted in each place type, and other goals may be relevant for particular properties.




| | |
|---|---|
| **Future Land Use Map Place Type** | Community Mixed Use |
| **Place Type Description** | Focuses on small-scale, compact, mixed use development patterns that serve all modes of travel and act as an attractor for county residents and visitors. Types of appropriate uses include office, retail, mixed use, recreational, commercial, institutional, and multi-family and single-family residential. |
| **Analysis** | The subject property is located in an area near the Porters Neck growth node that has been designated as Community Mixed Use. It directly abuts several homes and is almost directly across Market Street from the Scotts Hill medical complex.<br><br>New development in this place type is intended to incorporate a mix of office, retail, and housing at densities higher than the existing residential development pattern. The densities allowed in the R-10 zoning district are in keeping with those recommended for Community Mixed Use areas and could be an appropriate transition to the development intensity envisioned for this area. |
| **Consistency Recommendation** | The proposed R-10 rezoning is generally **CONSISTENT** with the Community Mixed Use place type. It provides housing at densities consistent with what is encouraged in this place type and envisioned to be located near growth nodes. |

## STAFF RECOMMENDATION

**Staff recommends approval of the application.** Staff concludes that the application is:

1. Consistent with the purposes and intent of the 2016 Comprehensive Plan because it provides for infill residential development similar to the existing pattern of the area and aligns with the density recommendation for the Community Mixed Use place type.
2. Reasonable and in the public interest because the proposal would establish an R-10 zoning district in an area where public water and sewer is available.