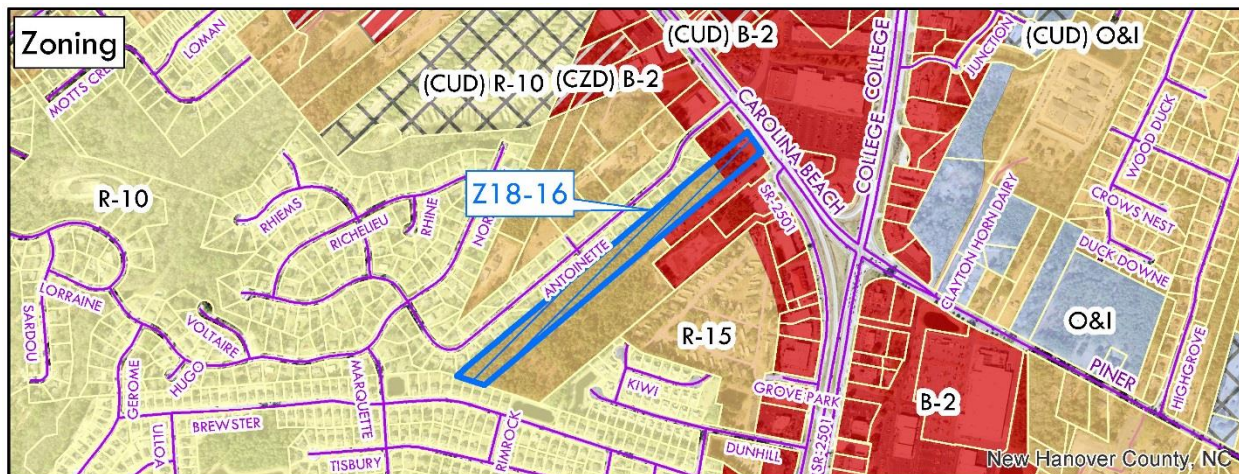


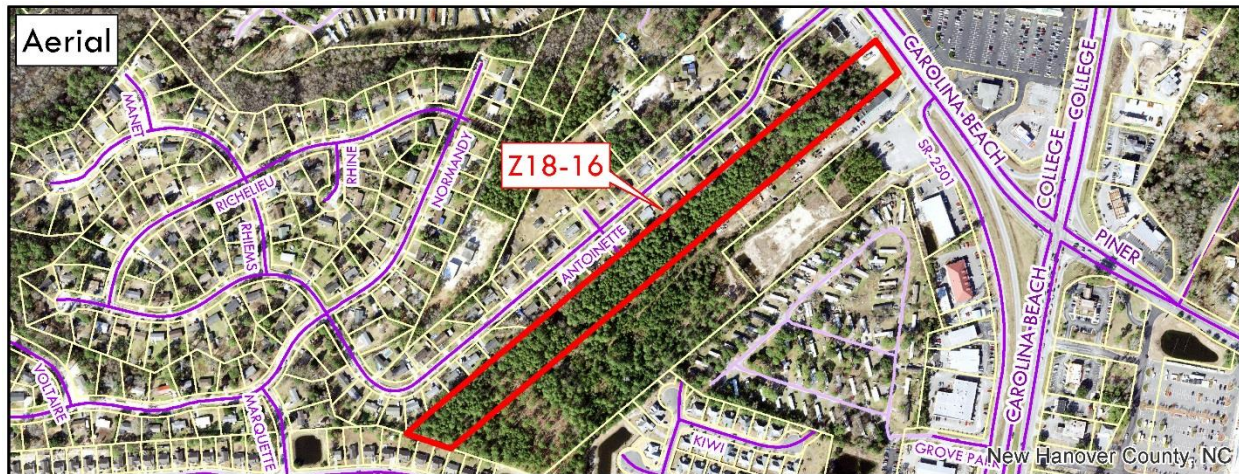
STAFF SUMMARY FOR Z18-16

CONDITIONAL USE ZONING DISTRICT APPLICATION

APPLICATION SUMMARY	
Case Number: Z18-16	
Request:	
A) Rezoning to a Conditional Use R-10 Zoning District B) Special Use Permit for a townhome development	
Applicant:	Property Owner(s):
College Acres Development, LLC	Bennett Commercial Properties, LLC
Location:	Acreage:
5308 Carolina Beach Road	9.14
PID(s):	Comp Plan Place Type:
R07600-006-044-000	Urban Mixed Use & General Residential
Existing Land Use:	Proposed Land Use:
Undeveloped/Ice Vending Machine	Townhomes ("high density" development)
Current Zoning:	Proposed Zoning:
R-15 & B-2	(CUD) R-10



SURROUNDING AREA		
	LAND USE	ZONING
North	Single-Family Residential (Marquis Hills), Convenience Store (Scotchman)	R-10, B-2
East	Undeveloped, Retail Establishments	R-15, B-2
South	Undeveloped, Single-Family Residential (Brewster Place)	R-15, R-10
West	Single-Family Residential (Marquis Hills)	R-10



ZONING HISTORY

April 7, 1971	Initially zoned R-15 & B-2 (Area 4)
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COMMUNITY SERVICES

Water/Sewer	CFPUA water is adjacent to the parcel and is available through main line extension. CFPUA sewer must be extended to serve the parcel.
Fire Protection	New Hanover County Fire Services, New Hanover County Southern Fire District, New Hanover County Station Myrtle Grove
Schools	College Road Early Childhood Center, Bellamy Elementary, Codington Elementary, Murray Middle, and Ashley High schools
Recreation	Arrowhead Park

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

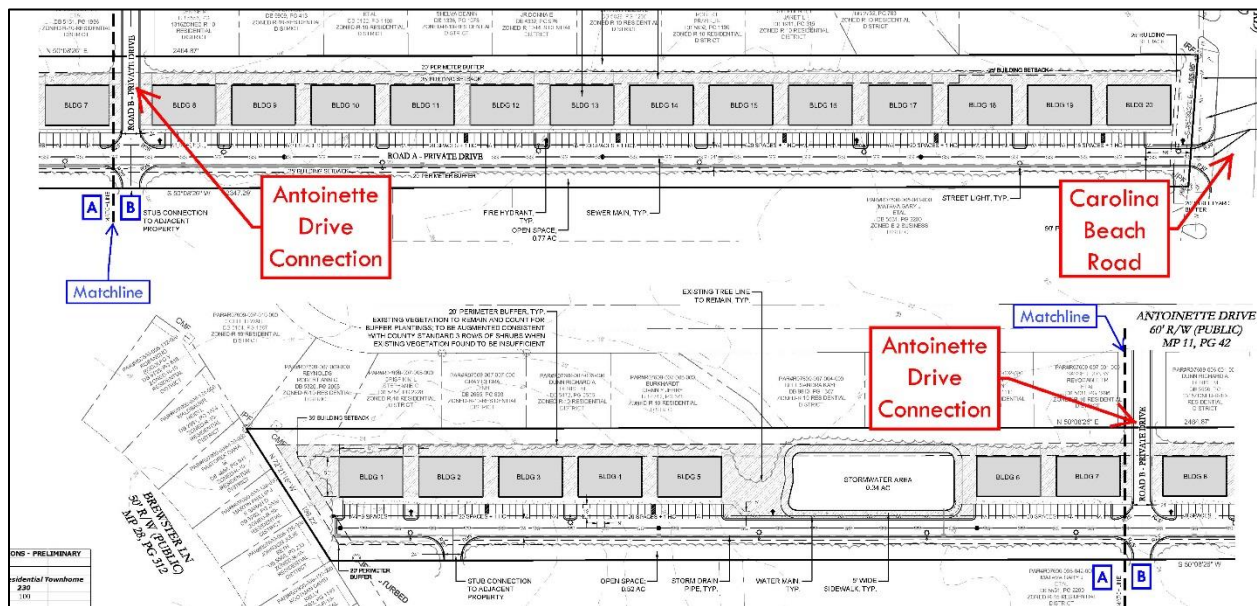
Conservation	No known conservation resources
Historic	No known historic resources
Archaeological	No known archaeological resources

PROPOSED SITE PLAN

- The application proposes to construct a townhome development consisting of 100 units. The units will contain three bedrooms each.
- Under the special use permit high density standards, the subject property would currently be permitted up to 82 dwelling units on the approximately eight acres of the site that is zoned R-15. The high density standards for R-10 zoning would permit up to 155 units on the property at 17 du/ac.

- The proposed rezoning is for a maximum of 100 units. In addition, the proposal would remove the B-2 zoning from the portion of the property along Carolina Beach Road.
- The Zoning Ordinance requires opaque buffers to be provided along property lines that abut residential uses and undeveloped residentially zoned land with the General Residential place type.

	Existing Zoning		Proposed CUD
	R-15 (approx 8 acres)	B-2 (approx 1.1 acres)	
Min Lot Size (Conventional)	15,000 sf	None	N/A
Max Density	2.5 du/ac (Performance) 10.2 du/ac (High Density)	N/A	10.9 du/ac
Max Dwelling Units for Subject Property	20 (Performance) 82 (High Density)	N/A	100
Commercial Uses	Limited	Variety of retail, restaurant, office, service, and warehousing related uses.	None



TRANSPORTATION

- Access is provided to the subject property by Carolina Beach Road (US 421) and by Antoinette Drive (SR 1247). The access to Carolina Beach Road would be limited to a right-in/right-out due to an existing concrete median within the road, while Antoinette Drive connects to Carolina Beach Road at a signalized intersection which permits left turning movements.
- The proposed development requires a driveway permit from NCDOT. During the TRC process NCDOT provided preliminary comments on potential roadway improvements for the project, including an extension of the existing right turn lane on Carolina Beach Road to serve the site.

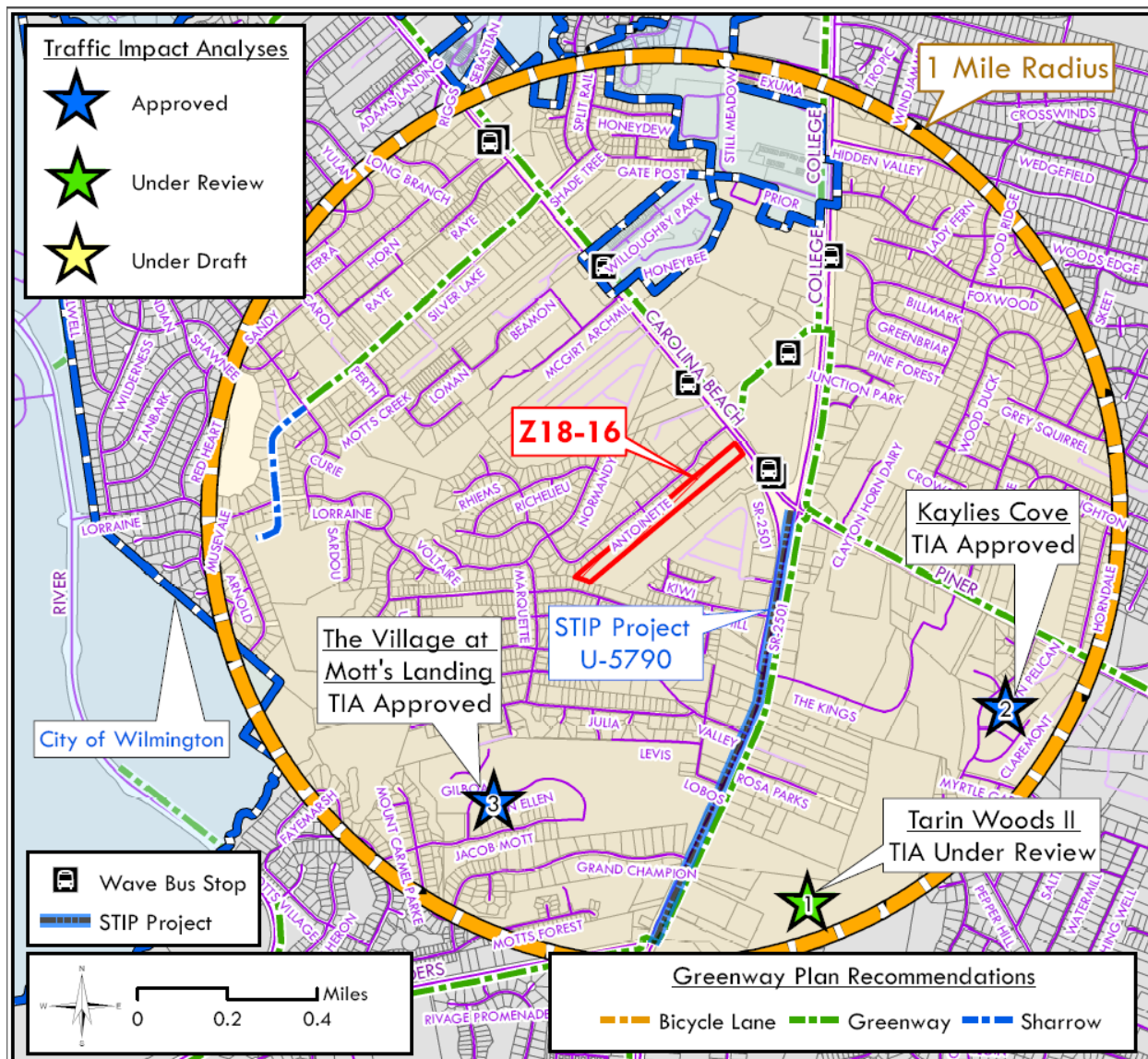
Traffic Counts – May 2017

Road	Location	Volume	Capacity	V/C
Carolina Beach Road	5300 Block	36,524	40,900	0.89

Trip Generation			
LAND USE (ITE Code)	INTENSITY	AM PEAK	PM PEAK
Residential Townhome (230)	100 dwelling units	51	72

- As currently zoned, the R-15 portion of the subject site would be permitted a maximum of 20 dwelling units under the performance residential standards. A detached single-family dwelling typically generates about one trip during the peak hours.
- The trips generated from the B-2 portion of the property would vary based on the commercial use of the site. For general reference, if the B-2 portion of the site was developed with a typical approximate 25% building footprint, a 12,000 square foot strip shopping center could be built. Using ITE trip generation figures, that center would generate an estimated 158 trips in the AM peak and 113 trips in the PM peak.
- As a result, the cumulative impact of the proposed rezoning is expected to reduce the number of trips generated from development of the site.

Nearby Planned Transportation Improvements and Traffic Impact Analyses



Nearby Traffic Impact Analyses:

Traffic Impact Analyses are completed in accordance with the WMPO and NCDOT standards. Approved analyses must be re-examined by NCDOT if the proposed development is not completed by the build out date established within the TIA.

- Reviews of TIAs are managed by the WMPO to ensure that roadway improvements are coordinated between multiple projects.

Proposed Development	Land Use/Intensity	TIA Status
1. Tarin Woods II	<ul style="list-style-type: none"> 414 Single-Family Dwelling Units & 360 Apartment Units 	<ul style="list-style-type: none"> Under Review
The TIA is currently under review by the WMPO and NCDOT.		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> River Lights Beau Rivage Commercial Update 		
Development Status: 51 single-family lots have been platted and the infrastructure for 137 additional lots is currently under construction.		

2. Kaylies Cove	<ul style="list-style-type: none"> 110 Single-Family Homes 	<ul style="list-style-type: none"> Approved February 20, 2018 2019 Build Out Year
The TIA required improvements be completed at certain intersections in the area. The notable improvements consisted of: <ul style="list-style-type: none"> Installation of a eastbound right turn lane and westbound left turn lane on Piner Road at the site's access. 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> None 		
Development Status: Under construction		

3. The Village at Mott's Landing Phase I & II	<ul style="list-style-type: none"> 389 Single-Family Homes 24 Duplex Homes 	<ul style="list-style-type: none"> Approved February 26, 2014 2018 Build Out Date
The TIA required improvements be completed at certain intersections in the area. The notable improvements consisted of: <ul style="list-style-type: none"> Installation of a southbound right turn lane and directional left-over on Carolina Beach Road at the site's access. 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> None 		
Development Status: Under construction		

Regional Transportation Plans:

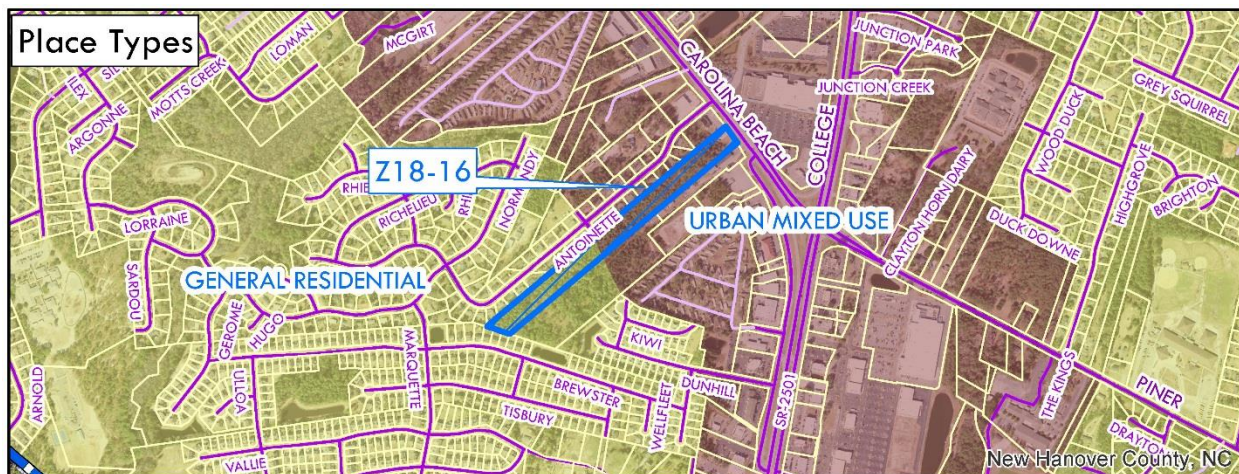
- STIP Project U-5790
 - Proposal that will convert the intersection of Carolina Beach Road and College Road to a continuous flow intersection and widen a portion of Carolina Beach Road south of that intersection. Continuous flow intersections permit more efficient travel movements and help alleviate congestion by allowing more of the main street's traffic to move through the intersection.

ENVIRONMENTAL

- The property does not contain any Special Flood Hazard Areas or Natural Heritage Areas.
- No wetlands will be impacted by the site's development.
- The property is within the Motts Creek (C;Sw) watershed.
- Per the Classification of Soils in New Hanover County for Septic Tank Suitability, soils on the property consist of Class I (suitable/slight limitation), Class II (moderate limitation), and Class III (severe limitation) soils. However, the Zoning Ordinance requires the development to be served by public water and sewer.

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

Urban Mixed Use and General Residential

The subject property is split between two place types—Urban Mixed Use closest to Carolina Beach Road (a little over half the property depth) and General Residential. The property is also located within the Monkey Junction growth node, an area where the Comprehensive Plan encourages new growth.

<p>Place Type Description</p>	<p>Urban Mixed Use promotes development of a mix of residential, office, and retail uses at higher densities. Types of uses encouraged include office, retail, mixed use, small recreation, commercial, institutional, single-family, and multi-family residential.</p> <p>General Residential focuses on lower-density housing and associated civic and commercial services. Typically, housing is single-family or duplexes. Commercial uses should be limited to strategically located office and retail spaces, while recreation and school facilities are encouraged throughout. Types of uses include single-family residential, low-density multi-family residential, light commercial, civic, and recreational.</p>
<p>Analysis</p>	<p>The proposed townhome development is located between existing lower density residential neighborhoods and the Carolina Beach Road commercial corridor, which is envisioned for the most intensive place type, Urban Mixed Use. This type of residential use is identified as appropriate in both place types.</p> <p>In general, the Comprehensive Plan designates areas along roadways for higher residential densities and a mix of uses and those near existing neighborhoods as General Residential in order to allow for an orderly transition of densities and intensities. The overall project density of 10.9 dwelling units per acre is considered moderate according to the range of densities outlined in the Comprehensive Plan. The design of this project locates the stormwater facilities in the General Residential portion of the property, placing the majority of the project's density in the Urban Mixed Use area and providing an appropriate transition between the existing lower density neighborhoods and the more intensive uses along Carolina Beach Road.</p>
<p>Consistency Recommendation</p>	<p>The proposed townhome development is generally CONSISTENT with the mix of uses envisioned for the Monkey Junction growth node and the Comprehensive Plan's intent of providing an orderly transition of uses and densities from higher intensity to lower intensity areas. In addition, it contributes to the range of housing types available in this area.</p>

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Zoning District. Staff concludes that the request is consistent with the requirements of the Zoning Ordinance and also the 2016 Comprehensive Plan, finding that the application is:

1. Consistent with the purposes and intent of the 2016 Comprehensive Plan because the proposal would contribute the mix of uses envisioned for the Monkey Junction growth node and will provide an orderly transition of uses and densities from higher intensity to lower intensity areas. In addition, the proposal contributes to the range of housing types available in this area.
2. Reasonable and in the public interest because the proposed development will connect to water and sewer services, is accessed by an arterial street that is operating at an acceptable Level of Service, and will install roadway improvements that mitigate the traffic generated by the development.

STAFF PRELIMINARY CONCLUSIONS AND FINDINGS OF FACT:

Staff has conducted an analysis of the proposed use and the information provided as part of the application package and has created preliminary findings of fact for each of the conclusions required to be reached to approve the special use permit request. These preliminary findings of fact and conclusions are based solely on the information provided to date, prior to any information or testimony in support or opposition to the request that may be presented at the upcoming public hearing at the Board meeting.

Finding 1: The Board must find that the use will not materially endanger the public health or safety where proposed and developed according to the plan as submitted and approved.

- A. The site is accessed from Carolina Beach Road, an arterial street that is operating at an acceptable Level of Service.
- B. Water and sewer services must be provided and designed in accordance with CFPUA's standards.
- C. The subject property is located in the New Hanover County South Fire Service District.
- D. The site is not located within any Special Flood Hazard Area.
- E. The development will be designed and constructed in accordance with the County's and State's stormwater and sedimentation control standards.
- F. The development will access Antoinette Drive, which connects to Carolina Beach Road at a signalized intersection.
- G. Traffic impacts are reviewed by NCDOT through the driveway permitting process, and any required roadway improvements must be installed in accordance with NCDOT's standards prior to a certificate of occupancy being issued.

Staff Suggestion: Evidence in the record at this time supports a finding that the use will not materially endanger the public health or safety where proposed.

Finding 2: The Board must find that the use meets all required conditions and specifications of the Zoning Ordinance.

- A. The site is proposed to be zoned (CUD) R-10, Conditional Use Residential District.
- B. High density developments are allowed by special use permit in the R-10 zoning districts.
- C. The site plan has been reviewed by the Technical Review Committee and complies with all applicable technical standards including Zoning Ordinance Section 72-43: High Density Development.

Staff Suggestion: *Evidence in the record at this time supports a finding that the use meets all of the required conditions and specifications of the Zoning Ordinance.*

Finding 3: The Board must find that the use will not substantially injure the value of adjoining or abutting property or that the use is a public necessity.

- A. The surrounding area contains a mixture of land uses including commercial and residential developments.
- B. Higher density and attached housing developments have been constructed in the surrounding Monkey Junction area.
- C. Bufferyards must be provided between the development and adjacent residential property.

Staff Suggestion: *The evidence in the record at this time supports a finding that the use will not substantially injure the value of adjoining or abutting property.*

Finding 4: The Board must find that the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development for New Hanover County.

- A. The property is located in an area that transitions between the Urban Mixed Use and General Residential place types, as classified in the 2016 Comprehensive Plan.
- B. The property is located within the Monkey Junction Growth Node, an area where the Comprehensive Plan encourages higher densities and more diverse housing types.
- C. The proposed townhome development is located between existing lower density residential neighborhoods and the Carolina Beach Road commercial corridor, which is envisioned for the most intensive place type, Urban Mixed Use. This type of residential use is identified as appropriate in both place types.
- D. The proposed townhome development is generally consistent with the mix of uses envisioned for the Monkey Junction growth node and the Comprehensive Plan's intent of providing an orderly transition of uses and densities from higher intensity to lower intensity areas. In addition, it contributes to the range of housing types available in this area.

Staff Suggestion: *Evidence in the record at this time supports a finding that the use is general conformity with the plan of development for New Hanover County.*