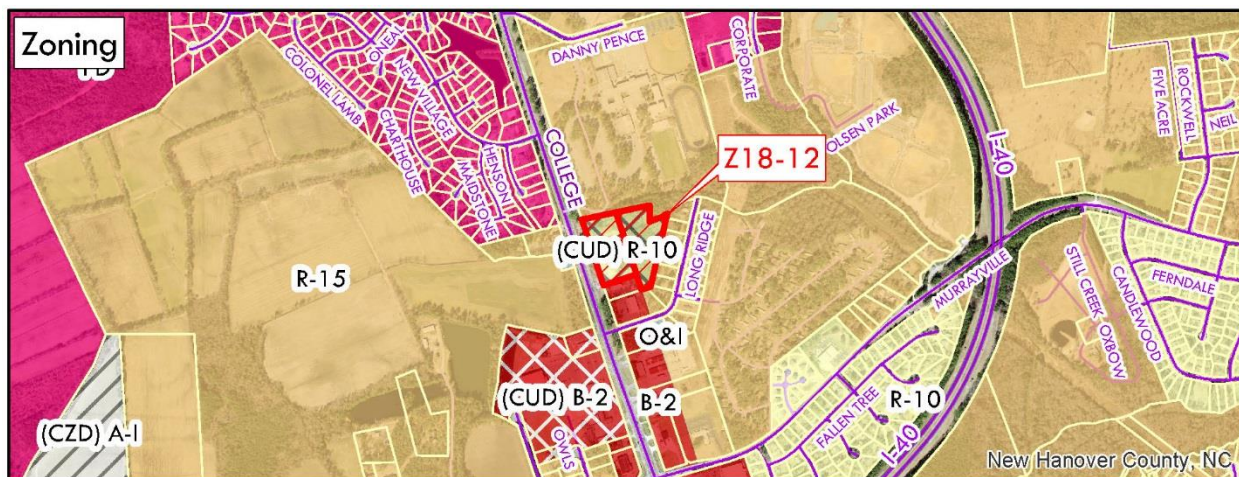


Z19-02 STAFF REPORT

ZONING MAP AMENDMENT APPLICATION

APPLICATION SUMMARY	
Case Number: Z19-02	
Request: Rezone from R-15 to (CZD) B-2 for up to 8 proposed uses	
Applicant: New Hanover County	Property Owner(s): Same
Location: 5155 S College Road	Acreage: 1.04 acres
PID(s): R07600-002-028-000	Place Type: Urban Mixed Use
Existing Land Use: Public Library	Proposed Land Use: 8 potential uses proposed as listed in application
Current Zoning: R-15	Proposed Zoning: (CZD) B-2



SURROUNDING AREA		
	LAND USE	ZONING
North	Institutional	(CUD) O&I
East	Single Family Residential	R-15
South	Institutional	(CUD) O&I
West	Commercial	(CUD) B-2, B-2



ZONING HISTORY

October 15, 1969	Initially zoned R-15 (Masonboro Area)
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COMMUNITY SERVICES

Water/Sewer	Water and Sewer is available through CFPUA
Fire Protection	New Hanover County Fire Services, New Hanover County South Fire District
Schools	College Road Early Childhood Center, Bellamy Elementary, Myrtle Grove Middle, and Ashley High schools
Recreation	Myrtle Grove School Park

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

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

PROPOSED USES AND CONCEPTUAL PLAN

- The conditional district proposal limits the use of the property to the eight by-right uses shown the table below. The application also proposes the following condition to *Eating and Drinking Places*:
 - No outdoor entertainment shall be allowed after 10:00 PM.

	Uses Permitted Based on Proposed Limitations	B
1	Eating and Drinking Places	P
2	General Merchandise Stores	P
3	Miscellaneous Retail (excluding vape stores)	P
4	Banks, Credit Agencies, Savings & Loans	P
5	Business Services, Including Printing	P
6	Barber and Beauty Shops	P
7	Personal Services (excluding tattoo establishments)	P
8	Offices for Private Business & Professional Activities	P

- The conceptual site plan included with the application indicates an area of approximately 27,674 square feet should the property be redeveloped. Specific site design characteristics including setbacks, buffering and landscaping, parking, and stormwater management will be incorporated into a final site plan at the time a specific development proposal is submitted and reviewed through the development review and permitting process.
- The site plan also shows a driveway to an area that is outside of the proposed building areas that could be used for a use that would not require a building. This driveway would require an NC DOT driveway permit, and NC DOT previously commented that this area of the site would need to be accessed internally.

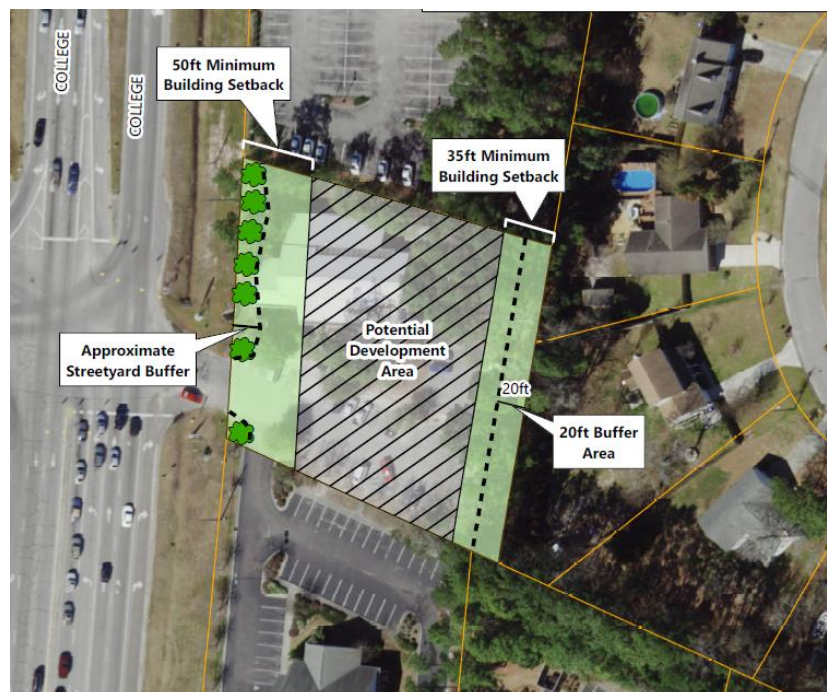


Figure 1: Conceptual site plan showing approximate re-development area of site.

TRANSPORTATION

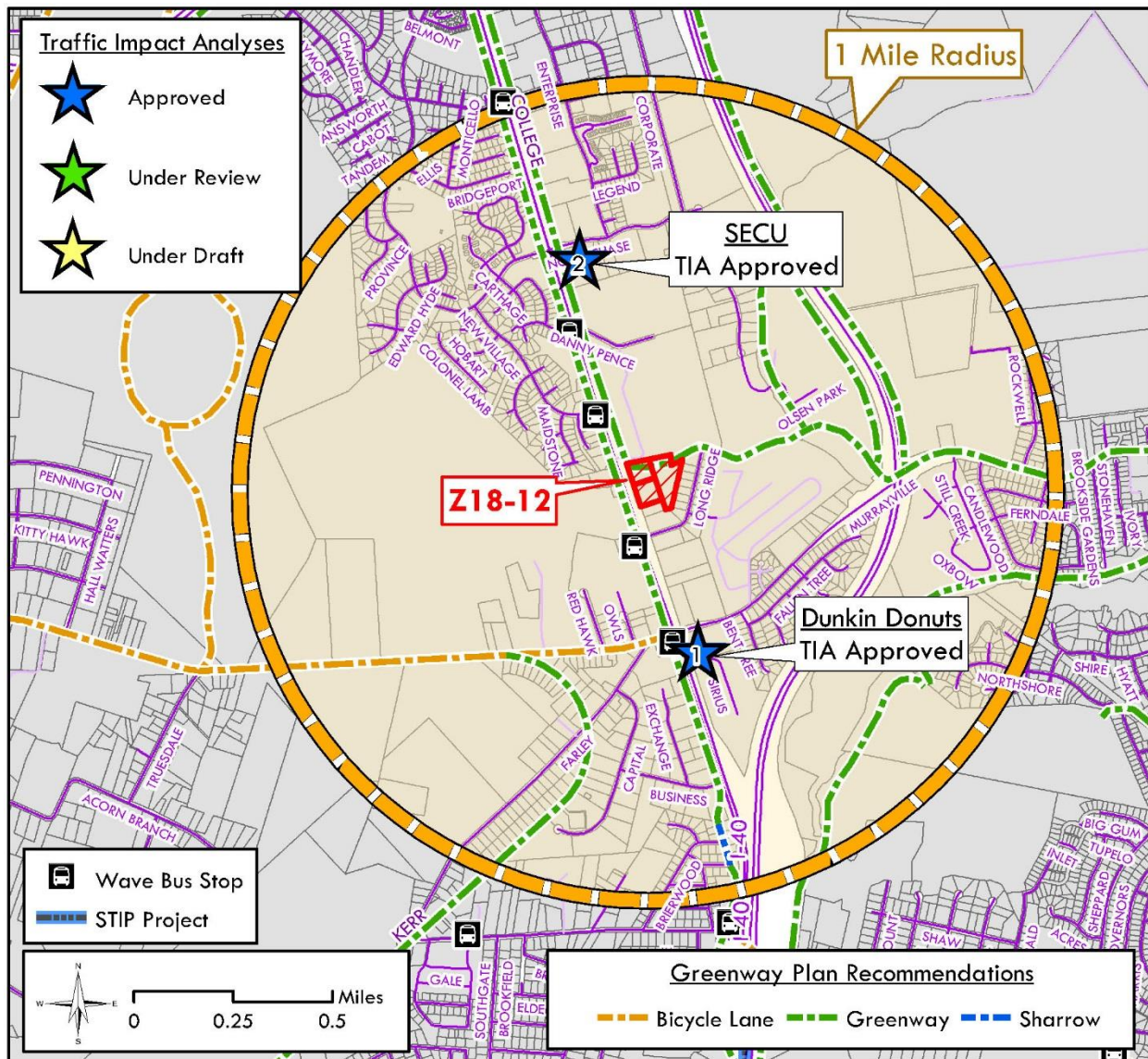
- Direct access to S College Road is provided to the site via an existing signalized driveway which also serves the existing bank to the south. The applicable NCDOT permits and improvements will
- A bus stop for WAVE Transit route 207 is located on southbound N. College Road approximately 500' south of the property across from Long Ridge Drive.
- 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.
- Using a calculation of 11,325 square feet, which is 25% of the gross tract area, an approximate number of anticipated trips for each proposed use type can be generated using the Institute of Transportation Engineer's Traffic Generation Manual. Estimating a one-story structure with this area, the potential trip generation ranges from approximately 13-246 trips as shown in the table below.

ITE Use	Anticipated AM Peak Hour Trips	Anticipated PM Peak Hour Trips
Office	18	17
Office	18	17
Office	18	17
Office	18	17

Traffic Count – June 19, 2017

Road	Location	Volume	Capacity	V/C
S College Road	2400 block	31,524	29,300	1.08

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 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. Dunkin Donuts	<ul style="list-style-type: none"> 3,200 sq. ft. fast food restaurant with drive-thru 	<ul style="list-style-type: none"> TIA approved April 14, 2015 2016 Buildout year
<p>The TIA required improvements be completed at certain intersections in the area. The major improvements consisted of:</p> <ul style="list-style-type: none"> Construct an eastbound right-turn lane with appropriate taper on Murrayville Road at the shopping center driveway. <p>Per NCDOT, the improvements required at this time have been installed in accordance with their standards.</p>		
Nearby Proposed Developments included within the TIA:		
<ul style="list-style-type: none"> None 		
Development Status: Building Completed		

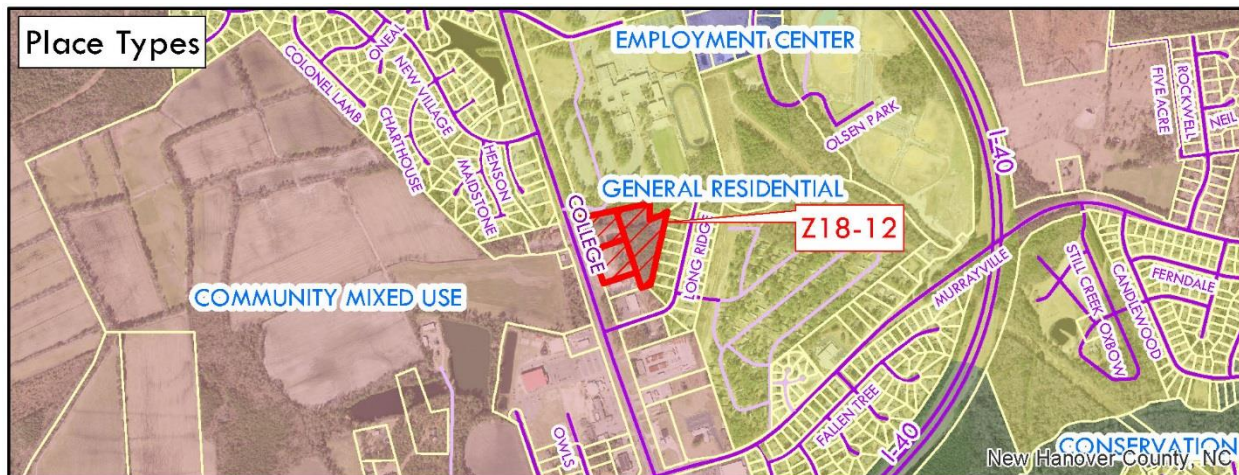
Proposed Development	Land Use/Intensity	TIA Status
2. State Employees Credit Union	<ul style="list-style-type: none"> 8,526 sq. ft. bank with drive-thru 	<ul style="list-style-type: none"> TIA approved December 17, 2015 2017 Buildout year
<p>The TIA required improvements be completed at certain intersections in the area. The major improvements consisted of:</p> <ul style="list-style-type: none"> Optimize signal timing at N. College Road and Northchase Parkway SE intersection. Construct an eastbound right turn lane with 100' of storage on Northchase Parkway SE at the site driveway. <p>Per NCDOT, the improvements required at this time have not yet been installed in accordance with their standards.</p>		
Nearby Proposed Developments included within the TIA:		
<ul style="list-style-type: none"> None 		
Development Status: Building and site currently being developed.		

ENVIRONMENTAL

- The site does not contain any Special Flood Hazard Areas, wetlands, or Natural Heritage Areas.
- The subject property is located within the Mott Creek watershed, which drains to the Cape Fear River.

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. These place types are intended to identify general areas for particular development patterns and should not be interpreted as being parcel specific.



Future Land Use Map Place Type	Urban Mixed Use
Place Type Description	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.
Consistency Analysis	<p>The subject property is located on the eastern side of S. College Road just north of the Monkey Junction intersection (S. College/Carolina Beach/Piner). Like the more developed western side of S. College, this area is designated as an Urban Mixed Use place type meant to provide a variety of commercial services for the southern portion of New Hanover County. It is also located within the Monkey Junction growth node where development is intended to cluster.</p> <p>The proposed B-2 conditional district would allow for a variety of retail, commercial service, and office uses. While bordered to the north and south by offices, commercial uses are also included in the mix of uses envisioned for this area, and commercial districts are identified as typical zoning categories for this place type.</p>
Consistency Recommendation	The proposed conditional B-2 rezoning is generally CONSISTENT with the 2016 Comprehensive Plan because it allows for the mix of commercial and office uses envisioned for the Urban Mixed Use place type.

STAFF RECOMMENDATION

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

1. Consistent with the purposes and intent of the Urban Mixed Use place type in the 2016 Comprehensive Plan because it would allow for a variety of retail, commercial service, and office uses. While bordered to the north and south by offices, commercial uses are also included in the mix of uses envisioned for this area, and commercial districts are identified as typical zoning categories for this place type.
2. Reasonable and in the public interest because the conditional B-2 district would provide a reasonable extension of an existing B-2 zoning district while protecting adjacent residential uses through reduced heights in the portions of the property closest to homes and limitations on permitted uses, in addition to the setbacks and buffers required by the Zoning Ordinance.