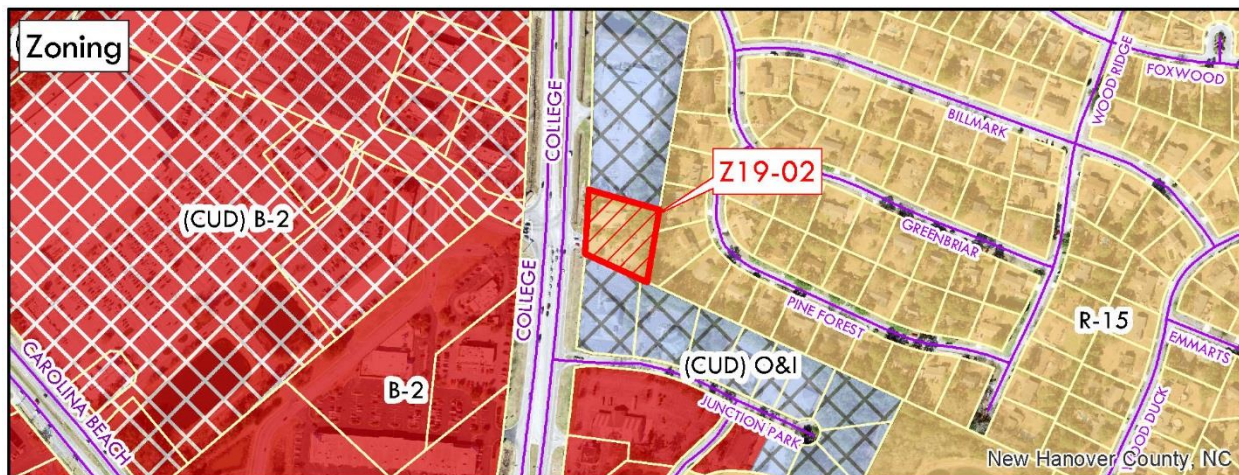


# STAFF REPORT FOR Z19-02

## CONDITIONAL ZONING DISTRICT APPLICATION

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



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



## ZONING HISTORY

<b>October 15, 1969</b>	Initially zoned R-15 (Masonboro Area)
-------------------------	---------------------------------------

## COMMUNITY SERVICES

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

## CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

<b>Conservation</b>	No known conservation resources
<b>Historic</b>	No known historic resources
<b>Archaeological</b>	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-2
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

- Slightly over half of the gross area of the site will be available to redevelop once the minimum buffer, landscaping, and setback areas are reserved. These specific site design elements 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.

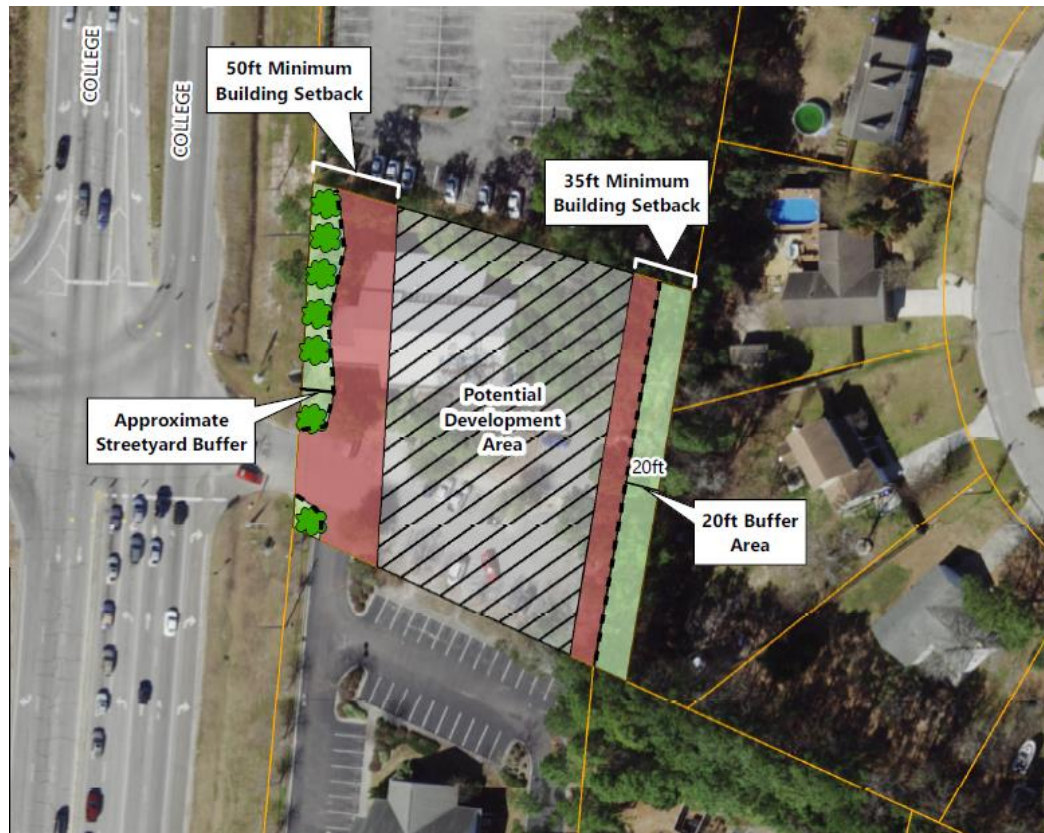


Figure 1: Conceptual site plan showing approximate re-development area of site.



## TRANSPORTATION

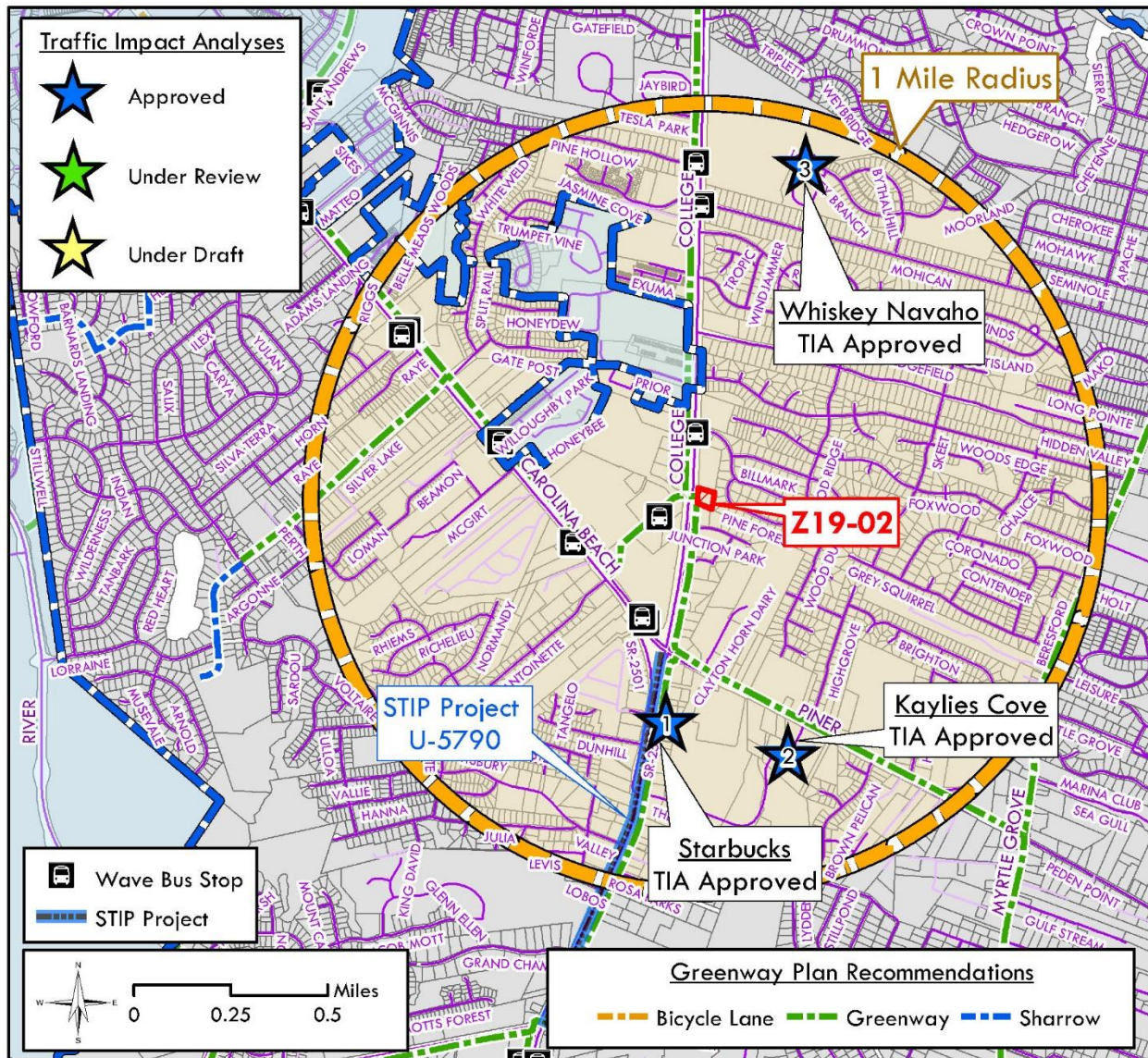
- Direct access to S College Road is provided to the site via an existing signalized driveway which also serves the existing bank to the south. The applicable NCDOT permits and improvements will be addressed at the time a specific development proposal is submitted for review and permitting.
- Traffic 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.
- For purposes of analyzing traffic impacts, staff estimates are based on a typical building footprint of about 25% of the lot size. For this site, the estimated building for redevelopment of the site would be approximately 11,325 square feet. An approximate number of anticipated trips for each proposed use type can be generated using the Institute of Transportation Engineer's Traffic Generation Manual. Given a one-story structure with this footprint, the potential trip generation ranges from approximately 17 to 246 peak hour trips as shown in the table below:

ITE Use	Anticipated AM Peak Hour Trips	Anticipated PM Peak Hour Trips
Office	18	17
Specialty Retail	70	55
High Turnover Restaurant	153	214
Fast Food Restaurant	246	178

### Traffic Count – March 1, 2018

Road	Location	Volume	Capacity	V/C
S College Road	5000 block	32,452	58,600	0.55

## 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.

<b>1. Monkey Junction Starbucks</b>	<ul style="list-style-type: none"><li>• 2,510 SF Coffee Shop with Drive-Thru</li></ul>	<ul style="list-style-type: none"><li>• Approved July 13, 2018</li><li>• 2019 Build Out Year</li></ul>
The TIA recommends improvements be completed at certain intersections in the area. The notable improvements consist of: <ul style="list-style-type: none"><li>• Removal of one of the two existing driveways to the site.</li></ul>		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"><li>• None</li></ul>		
<b>Development Status: Under construction.</b>		

<b>Proposed Development</b>	<b>Land Use/Intensity</b>	<b>TIA Status</b>
<b>2. Kaylie's Cove</b>	<ul style="list-style-type: none"><li>• 110 single family homes</li></ul>	<ul style="list-style-type: none"><li>• TIA approved February 20, 2018</li><li>• 2019 Buildout year</li></ul>
The TIA required improvements to be completed at Piner Road and Myrtle Grove Middle School Drive/Brown Pelican Drive, which consisted of: <ul style="list-style-type: none"><li>• Provide an exclusive eastbound right-turn lane on Piner Road with at least 100 feet of storage and appropriate taper.</li><li>• Provide an exclusive westbound left-turn lane on Piner Road by restriping the existing painted gore area.</li></ul>		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"><li>• None</li></ul>		
<b>Development Status: Under construction. Right turn lane has been installed</b>		

Proposed Development	Land Use/Intensity	TIA Status
<b>3. Whiskey Navaho Development</b>	<ul style="list-style-type: none"> <li>88 Single Family Homes</li> <li>82 Townhomes</li> <li>250 Apartments*</li> <li>150,000 SF of Commercial*</li> <li>50,000 SF of Office*</li> </ul> <p>*Requires rezoning approval</p>	<ul style="list-style-type: none"> <li>TIA approved August 25, 2017</li> <li>Build out Years: <ul style="list-style-type: none"> <li>Phase I (88 single family homes, 82 townhomes): 2019</li> <li>Phase II (250 apartments, 200,000 SF of office/retail): 2022</li> </ul> </li> </ul>
<p>The TIA required several improvements to be completed at certain intersections in the area. The major improvements consisted of:</p> <ul style="list-style-type: none"> <li>Provide signal at existing U-turn intersection on S College Road, just north of Pine Hollow Drive.</li> <li>Provide turn lanes and internal stems at various points of ingress/egress to the proposed development from S College Road and Masonboro Loop Road.</li> <li>Provide updated signal plans at existing signal at S College Road and Mohican Trail.</li> </ul> <p>Per NCDOT, the improvements required at this time have been installed in accordance with their standards.</p>		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> <li>Aldi grocery store at Waltmoor Road</li> </ul>		
<b>Development Status: Phase 1 under construction. Currently, a revised TIA is in the scoping process to modify the phasing plan and access points.</b>		

**Nearby NC STIP Projects:**

- STIP Project U-5790
  - Proposal that will convert the intersection of Carolina Beach Road/Piner 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. Construction of the project is expected to start in 2025.

**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.



<b>Future Land Use Map Place Type</b>	Urban Mixed Use
<b>Place Type Description</b>	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.
<b>Consistency Analysis</b>	<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. The proposed uses are included in the mix of uses envisioned for this area, and commercial districts are identified as typical zoning categories for this place type.</p>
<b>Consistency Recommendation</b>	The proposed conditional B-2 rezoning is generally <b>CONSISTENT</b> with the 2016 Comprehensive Plan because it allows for the mix of commercial and office uses envisioned for the Urban Mixed Use place type.



## PLANNING BOARD ACTION

The Planning Board considered this application at their March 7, 2019 meeting. At the meeting, no members of the public spoke in favor or in opposition to the request.

The Board recommended approval (5-0) of the application, finding that it is:

1. Consistent with the purposes and intent of the Urban Mixed Use place type as the place type designation in this area is meant to provide a variety of commercial services for the southern portion of New Hanover County, and the proposal allows for the mix of commercial and office uses envisioned for the Urban Mixed Use place type.
2. Reasonable and in the public interest because it would allow for a variety of retail, commercial service, and office uses. The proposed uses are included in the mix of uses envisioned for this area, and commercial districts are identified as typical zoning categories for this place type.

The Board recommended approval with the following condition on *Eating and Drinking Places*:

1. No outdoor entertainment shall be allowed after 10:00 PM.

## STAFF RECOMMENDATION

**Staff recommends approval of the application as stated in the Planning Board's action with the condition recommended by the Planning Board.** Staff concurs with the Planning Board's statements that the application is consistent with the Comprehensive Plan and is reasonable and in the public interest.