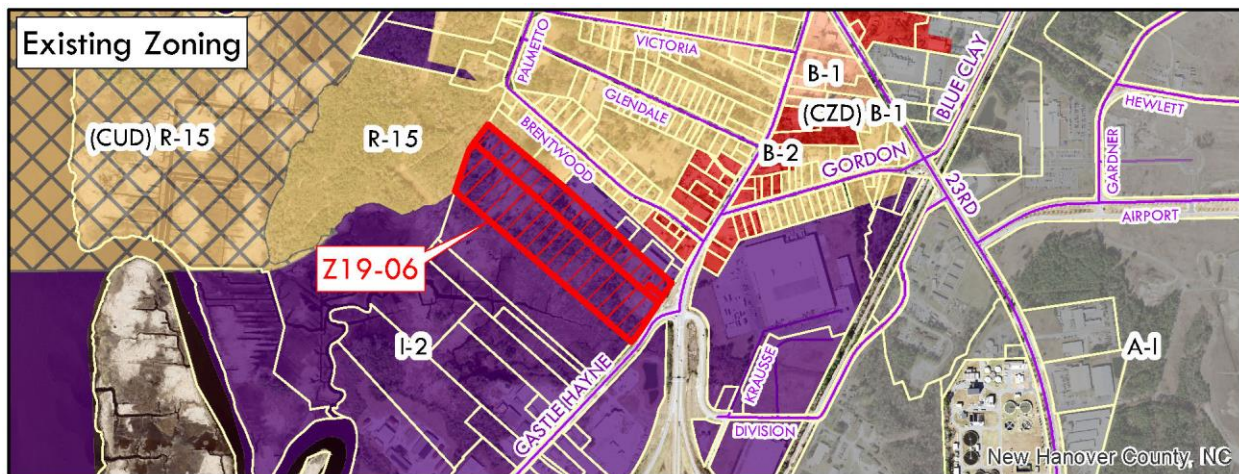


STAFF REPORT FOR Z19-06

ZONING MAP AMENDMENT APPLICATION

APPLICATION SUMMARY	
Case Number: Z19-06	
Request: Zoning Map amendment to rezone 30.32 acres from I-2 to R-15 (23.11 acres) and B-2 (7.21 acres)	
Applicant: Frank Braxton with Coastal Land Design	Property Owner(s): Preservation Point Partners, LLC
Location: 1500-1600 block of Castle Hayne Road	Acreage: 30.32
PID(s): R04100-001-015-000; R04100-001-016-000; R04100-001-028-000.	Comp Plan Place Type: Employment Center and Conservation
Existing Land Use: Mostly undeveloped with accessory uses	Proposed Land Use: The property would be allowed to be developed in accordance with the R-15 and B-2 districts
Current Zoning: I-2, Heavy Industrial	Proposed Zoning: R-15, Residential District; B-2, Highway Business District.



SURROUNDING AREA		
	LAND USE	ZONING
North	Office-Warehouse, Auto Repair, Single-Family Residential, Undeveloped Land	I-2, R-15
East	Office-Warehouse, Auto Repair	I-2, B-2
South	Undeveloped Land, Commercial Services, Auto Repair	I-2
West	Undeveloped Land	I-2, R-15



ZONING HISTORY

July 1, 1972	Initially zoned I-2 (Area 9A)
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COMMUNITY SERVICES

Water/Sewer	CFPUA Water and sewer mainline extensions will be required to serve the project.
Fire Protection	New Hanover County Fire Services, New Hanover County Northern Fire District, New Hanover County Station Wrightsboro
Schools	Wrightsboro Elementary, Eaton Elementary, Holly Shelter Middle, and New Hanover High schools
Recreation	Optimist Park

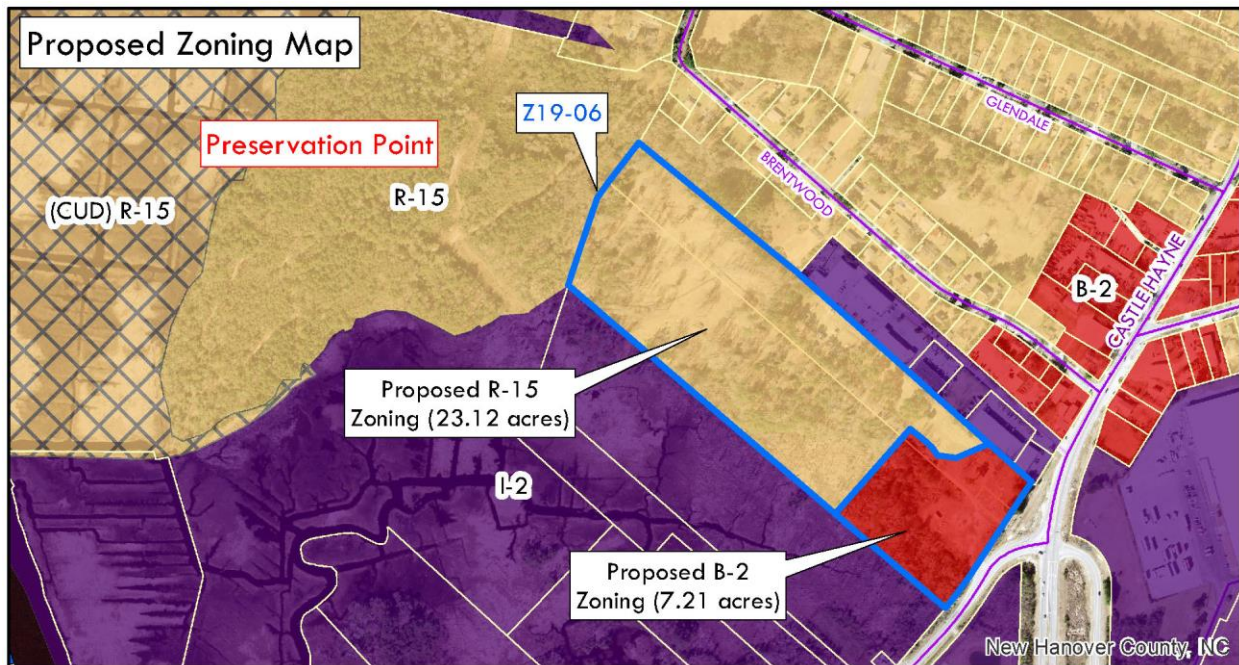
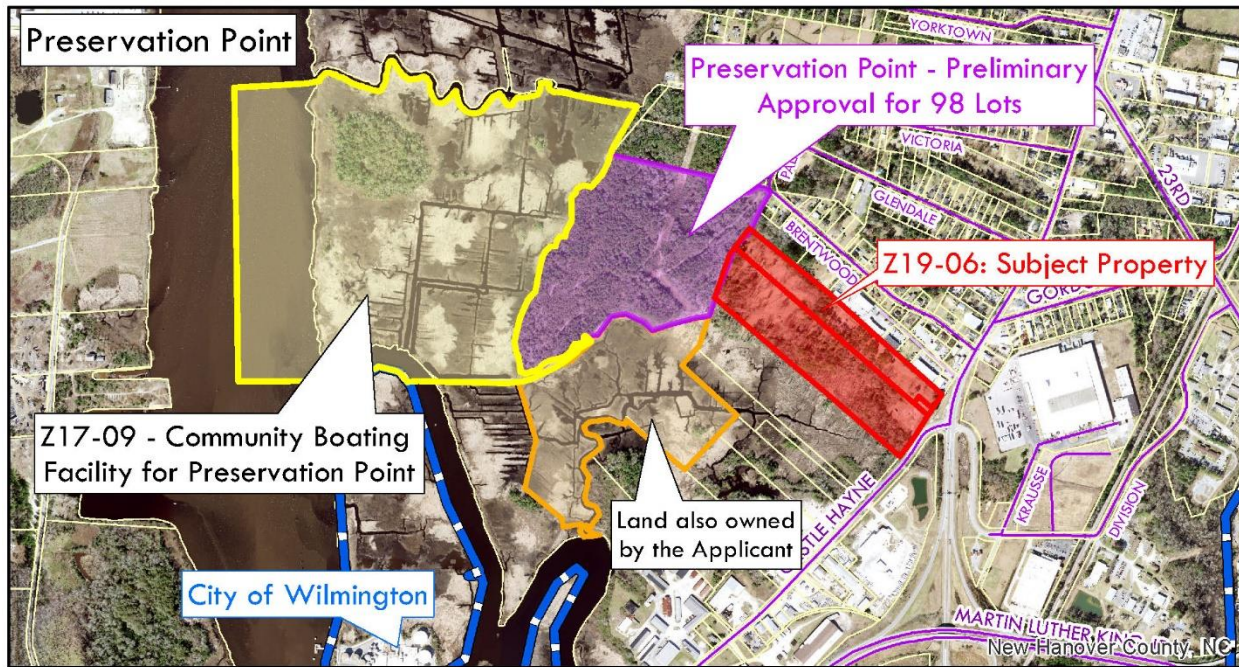
CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

Conservation	The Conservation Overlay District indicates that swamp forest may be present on the site. The applicant has identified approximately 9 acres of wetlands exist on the site. The location of wetlands will be verified through the TRC review process when specific developments are proposed.
Historic	No known historic resources
Archaeological	No known archaeological resources

ZONING CONSIDERATIONS

- The owner of the subject property also owns a 192-acre parcel directly northwest of the site. In 2017, a preliminary plan for a performance residential development consisting of 98 lots (Preservation Point – formerly River Breeze) was approved on a portion of that parcel. Later that same year, the western portion of the parcel was rezoned to a Conditional Use R-15 district and a Special Use Permit was issued for a community boating facility located in the Northeast Cape Fear River consisting of 98 boat slips (Z17-09). The community boating facility is a private, non-profit facility with each boat slip reserved for the home owners within the proposed subdivision.

- According to the applicant, the proposed R-15 residential portion of the subject property is intended to become part of the Preservation Point development, and the proposed commercial portion is intended to provide commercial uses serving the residents of Preservation Point and the surrounding community. The proposal would include the installation of a new entrance to the proposed subdivision from Castle Hayne Road. Currently, Preservation Point would be accessed solely from Brentwood Drive.



- 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-15 and B-2 districts based on the Table of Permitted Uses in the Zoning Ordinance.
- The property is currently zoned I-2, Heavy Industrial. The I-2 district also allows for heavy manufacturing uses. I-2 zoning also allows heavy commercial/light industrial uses similar to those permitted in the B-2 district. However, the I-2 district is more restrictive than the B-2 district in regards to traditional commercial uses (office, retail), although, it does allow for limited retail and restaurant uses.
- The B-2 district permits a total of 89 uses by-right and 42 uses with a special use permit. In general, the district permits the following categories of uses:

Traditional Commercial

- Retail
- Restaurants
- Offices
- Hotels
- Personal Services
- Gas Stations/Convenience Stores
- Drug Stores

Heavy Commercial/Light Industrial

- Contractors
- Warehousing
- Mini-warehousing
- RV & Boat Storage
- Wholesale

Institutional & Recreation

- Parks & Recreation Areas
- Religious Institutions
- Museums
- Libraries
- Indoor/Outdoor Recreation

Special Uses

- Cell Towers
- Dwelling Units
- Recycling Facilities with Processing
- Electronic Gaming Operations
- Light Manufacturing

- Development within the proposed B-2 zoning district would require additional building setbacks and landscaping buffers along the portion of the subject property proposed to be zoned R-15. Specifically:
 - The building setback required along any side property line adjacent to the R-15 zoning would be a minimum of 30' or 2.75 x Building Height, whichever is greater.
 - The building setback requirement along any rear property line adjacent to the R-15 zoning would be a minimum of 35' or 3.73 x Building Height, whichever is greater.
 - Landscaping buffers would be required between the development and the residential properties. The buffers must be a minimum of 20' in width and provide 100% opacity.
 - In addition, all lights must be shielded in a manner so that light from the fixture does not directly radiate into adjacent property.
- The R-15 district generally allows for low density residential development with 2.5 dwelling units per acre being permitted under the performance residential standards. Of the 30.32 acres included in the application, 23.12 acres is proposed to be rezoned to R-15. This acreage would allow for 58 units under the performance residential standards.

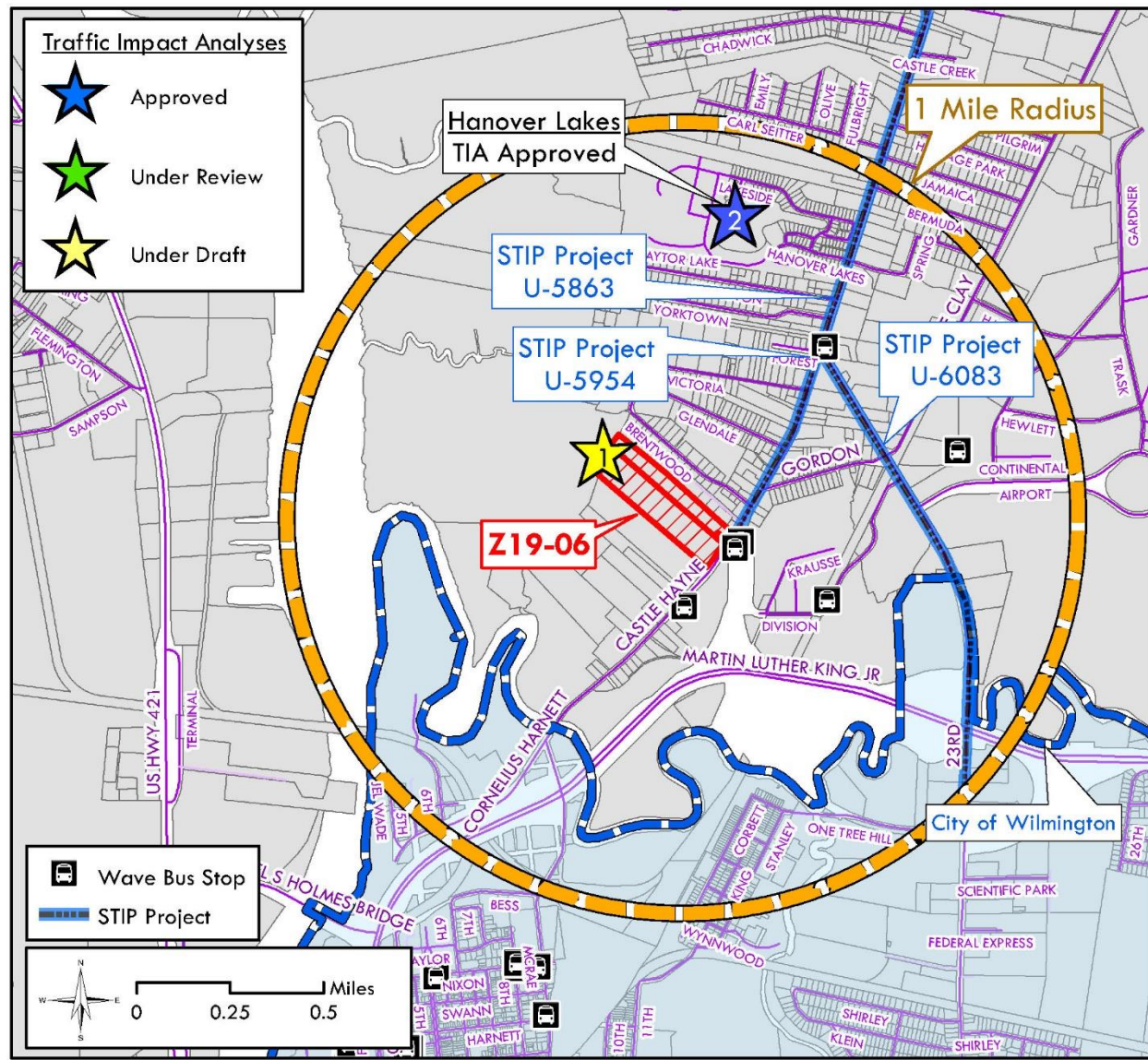
TRANSPORTATION

- Access is provided to the subject property by Castle Hayne Road (N.C. Highway 133).
- The property owner recently obtained an approved scope for a Traffic Impact Analysis from the Wilmington Metropolitan Planning Organization. Per the approved scope, the full build of the site would consist of 139 single-family dwellings (including the existing 98 lots approved in 2017), 4,500 square feet of shopping center, 6,000 square feet of high-turnover sit-down restaurant, and 2,500 square feet for a coffee/donut shop with drive-thru uses.
- TIAs are not required in advance of general map amendments and are typically completed when a specific development is proposed. However, due to the cost and effort required to produce a TIA, this is generally a good indicator of the applicant's intended development of the site.
- TIAs are reviewed by the County, WMPO, and NCDOT, and stipulate roadway improvements required for the proposed development.

Traffic Counts – August 2018

Road	Location	Volume	Capacity	V/C
Castle Hayne Road	1600 Block (south of Brentwood Drive)	13,213	16,700	0.79
Castle Hayne Road	1200 Block (north of Smith Creek)	15,656	15,400	1.02

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.

Proposed Development	Land Use/Intensity	TIA Status
1. Preservation Point	<ul style="list-style-type: none"> • 139 single-family dwellings • 4,500 sf of shopping center • 6,000 sf of high-turnover sit-down restaurant • 2,500 sf of coffee/donut shop with drive-thru 	<ul style="list-style-type: none"> • Scope Approved February 12, 2019 • 2023 Build Out Year
The TIA is currently under draft. No improvements have been recommended at this time. TIAs are not required in advance of general rezonings and are typically completed when a specific development is proposed.		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> • None 		
Development Status: No construction has started at this time.		

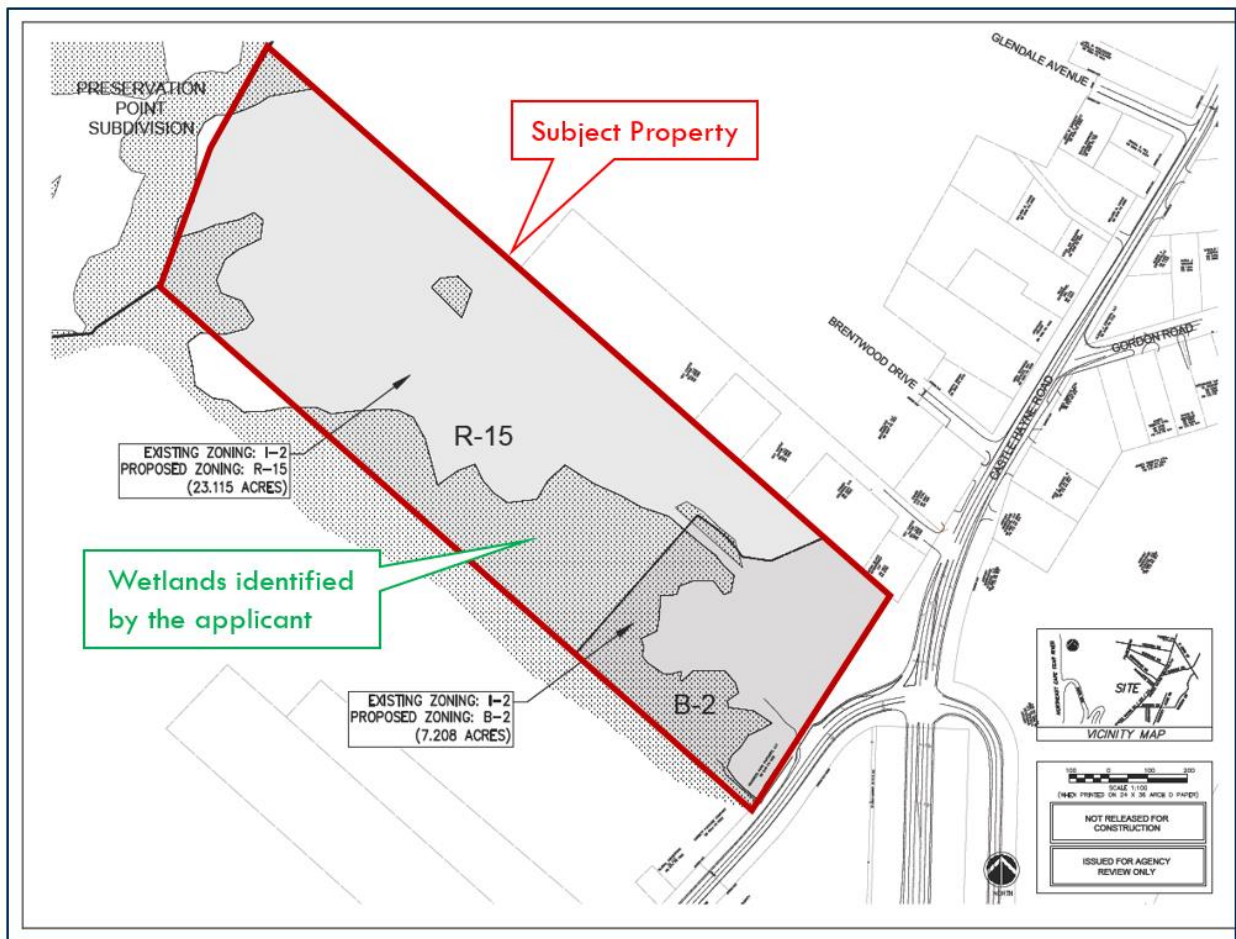
2. Hanover Lakes	<ul style="list-style-type: none"> • 231 single-family dwellings 	<ul style="list-style-type: none"> • Approved August 13, 2015 • 2018 Build Out Year
The TIA required improvements be completed at certain intersections in the area. The notable improvements consisted of: <ul style="list-style-type: none"> • Installation of a northbound left turn lane, southbound left turn lane, and southbound right turn lane on Castle Hayne Road at the subdivision's entrance. 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> • None 		
Development Status: The subdivision is under construction. The required roadway improvements have been installed.		

Regional Transportation Plans:

- STIP Project U-5863
 - Project to widen Castle Hayne Road from I-140 to MLK Parkway. Construction is expected to begin in 2023.
- STIP Project U-5954
 - Project to construct a roundabout at the intersection of 23rd street and Castle Hayne Road. Construction is expected to begin in 2024.
- STIP Project U-6083
 - Project to widen North 23rd Street from Castle Hayne Road to MLK Parkway. Construction is expected to begin in 2027.

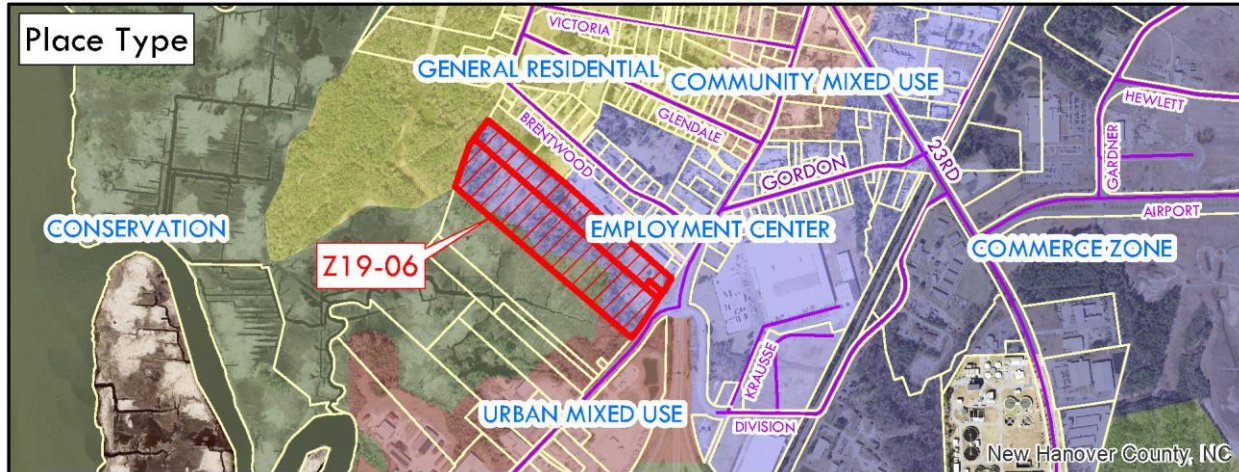
ENVIRONMENTAL

- The property does not contain any Natural Heritage Areas.
- Approximately half of the site (15 acres) is within an AE Special Flood Hazard Area (SFHA). Development is permitted within this SFHA provided it is constructed in accordance with applicable standards, including elevating the structures to the Design Flood Elevation or floodproofing.
- The property is within the Smith Creek (C;Sw) watershed.
- Per the Classification of Soils in New Hanover County for Septic Tank Suitability, soils on the property consist of Class II (moderate limitation) and Class IV soils (unsuitable). However, the proposed Preservation Point development plans to extend sewer services to the area.
- The applicant has identified approximately 9 acres of wetlands exist on the site. The location of wetlands will be verified when specific developments are proposed during the TRC review process and may be subject to the standards of the Conservation Overlay Districts.



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	<p>Employment Center (approx. 26 acres) and Conservation (approx. 4.4 acres)</p> <p>The subject properties are designated primarily as Employment Center, with the Conservation place type following a general outline of portions of the southwestern parcel that appear to be marshland from aerial photographs.</p>
Place Type Description	<p>Employment Center areas serve as employment and production hubs where office and light industrial uses predominate. It can also include residential, civic, and recreational uses, but should be clearly delineated from rural and conservation areas. Commercial uses designed to serve the needs of the employment center are appropriate.</p> <p>Conservation covers areas of natural open space and is intended to protect the natural environment, water quality, and wildlife habitats that serve the public through environmental education, low-impact recreation, and in their natural beauty. Protection may also extend to important cultural or archaeological resources and to areas where environmental hazards are known to exist. In these areas, increased density would be discouraged, and low impact development methods would be required. Such requirements place limits on development to ensure the protection of resources.</p>

<p>Analysis</p>	<p>The mix of uses envisioned for the Employment Center place type include industrial, office, housing, and commercial. The proposed B-2 district would allow for the range of office, light industrial, and commercial services envisioned for this area.</p> <p>The proposed R-15 zoning designation on the rear of the subject parcels reflects both the recommended densities for the Employment Center while limiting the intensity in Conservation areas. In general, residential uses within an Employment Center area are recommended to be low to moderate density, at about 3-6 units per acre for single family and 12-15 units per acre for multi-family. The R-15 zoning district only allows 2.5 units per acre by right, but up to 10.2 units per acre are possible through a High Density Development permit. Given the location of Conservation areas within the portion of the subject property proposed for residential uses, R-15 densities could be appropriate.</p> <p>In addition, the subject property is located at the edge of the Employment Center area, immediately next to Urban Mixed Use and General Residential places. The proposed rezoning would provide a suitable transition between existing and planned residential neighborhoods to the north and west and the heavy commercial/light industrial uses and zoning along Castle Hayne Road.</p>
<p>Consistency Recommendation</p>	<p>The proposed rezoning from I-2 to B-2 and R-15 is generally CONSISTENT with the mix of industrial, office, housing, and commercial uses envisioned in the 2016 Comprehensive Plan for an Employment Center place type and the limits on residential density recommended for Conservation places.</p>

PLANNING BOARD ACTION

The Planning Board considered this application at their May 2, 2019 meeting. Two residents spoke at the meeting, commenting on the updated design of the proposed subdivision including the layout and extension of utilities to the area. No one spoke in opposition.

The Planning Board recommended approval (5-0) finding that the application is:

1. Consistent with the purposes and intent of the 2016 Comprehensive Plan because the B-2 and R-15 zoning districts allow for the types of uses recommended by the Comprehensive Plan for this area, while also limiting residential densities near Conservation areas. In addition, the proposed rezoning will provide a suitable transition between existing and planned residential neighborhoods to the north and west and the heavy commercial/light industrial uses along Castle Hayne Road.
2. Reasonable and in the public interest because the proposal will provide a suitable transition from existing and proposed residential neighborhoods, while still providing for the wide spectrum of commercial and light industrial uses allowed in the B-2 zoning which could offer more efficient access to basic goods and services for residents in the area.

STAFF RECOMMENDATION

Staff recommends approval of the application as stated in the Planning Board's action. 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.