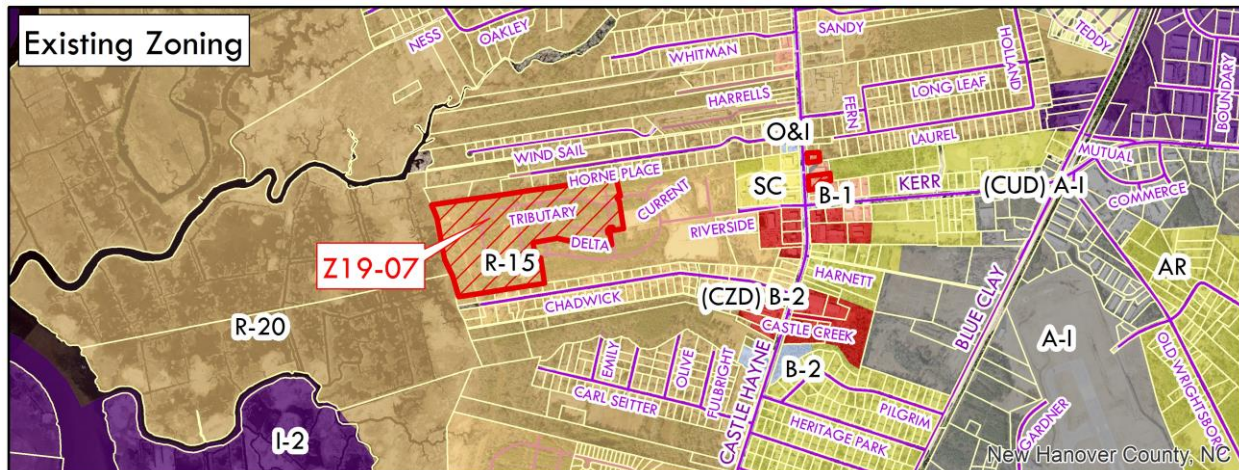


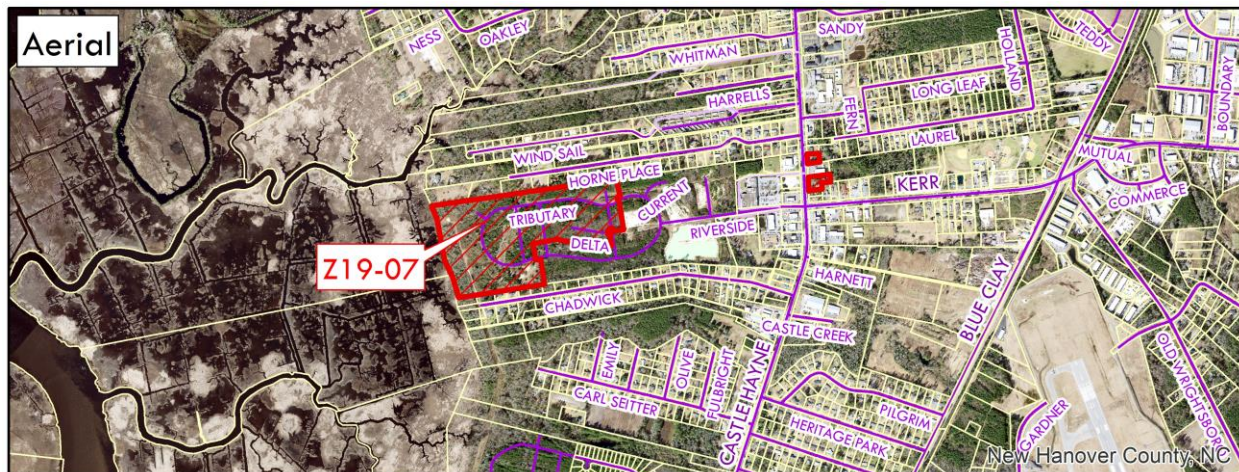
# STAFF REPORT FOR Z19-07

## ZONING MAP AMENDMENT APPLICATION

APPLICATION SUMMARY	
<b>Case Number:</b> Z19-07	
<b>Request:</b> Zoning Map amendment to rezone 47.58 acres from R-15 to R-10	
<b>Applicant:</b> Parker and Associates	<b>Property Owner(s):</b> Clearly Development, Inc.
<b>Location:</b> 2500-2600 block of Castle Hayne Road	<b>Acreage:</b> ±47.58 Acres
<b>PID(s):</b> R03300-001-015-000	<b>Comp Plan Place Type:</b> General Residential
<b>Existing Land Use:</b>  Residential	<b>Proposed Land Use:</b> The property would be allowed to be developed in accordance with the R-10 districts approved uses
<b>Current Zoning:</b> R-15 District	<b>Proposed Zoning:</b> R-10 District



SURROUNDING AREA		
	LAND USE	ZONING
<b>North</b>	Single-family Residential, Undeveloped Land	R-20
<b>East</b>	Wrightsboro Plaza Shopping Center, Riverside Subdivision, Commercial Services	SC, B-2, R-15
<b>South</b>	Single-family Residential, Undeveloped Land	R-15
<b>West</b>	Single-family Residential, Undeveloped Land	R-20



## ZONING HISTORY

<b>July 1, 1974</b>	Initially zoned R-20 (Area 10A)
<b>October 2, 2006</b>	Rezoned from R-20 to R-15

## COMMUNITY SERVICES

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

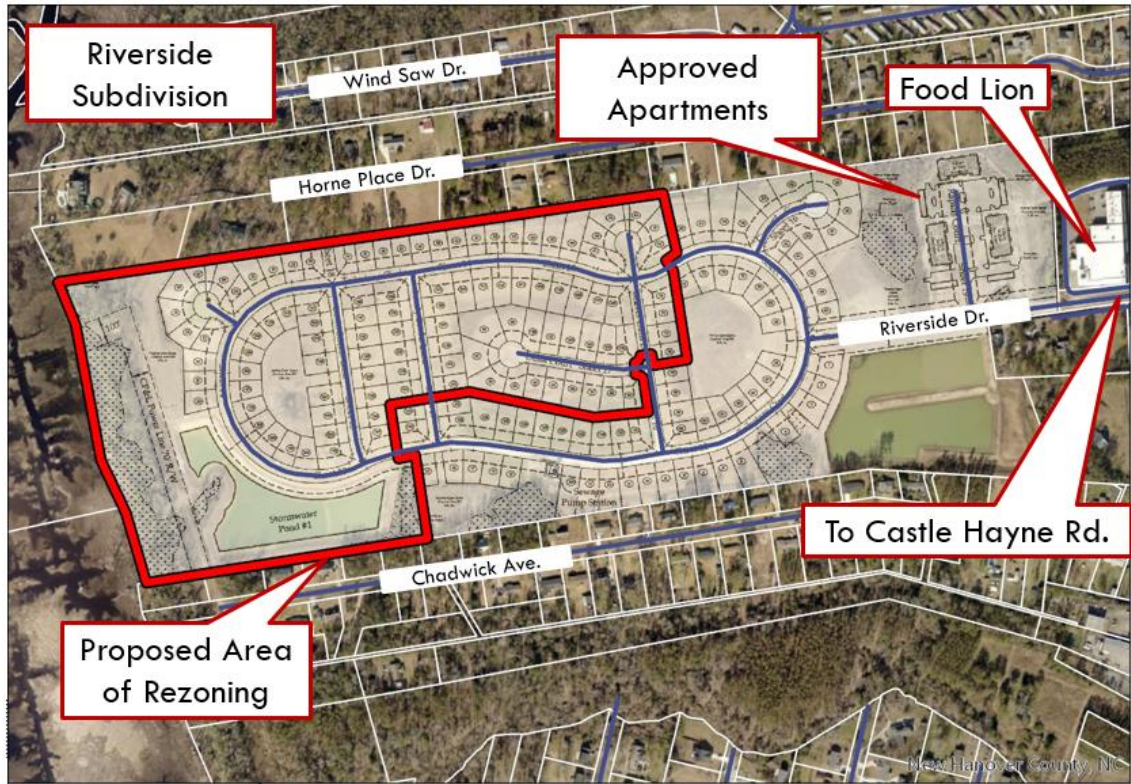
## CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

<b>Conservation</b>	The applicant has obtained a Jurisdictional Determination from the US Army Corps of Engineers that indicate that approximately 5.6 acres of wetlands are on the site. These wetlands are classified as swamp forest in the Conservation Overlay District and are subject to additional conservation and setback requirements. Generally, the wetlands are located on the western portion of the site within open space areas outside of individual lots.
<b>Historic</b>	No known historic resources
<b>Archaeological</b>	No known archaeological resources



## ZONING CONSIDERATIONS

- The area proposed to be rezoned is part of a larger approved project known as the Riverside subdivision. Riverside most recently received preliminary approval for 166 single-family dwelling units and 72 multi-family units in 2018. The approved 238 dwelling units equate to a density of approximately 2.5 dwelling units per acre.
- Currently, the Riverside subdivision is in the construction phase and some infrastructure has been installed including curbing, road base course, and stormwater facilities mostly located in the eastern portion of the development.



- The applicant is proposing to rezone approximately 47.58 acres of the approximate 95.15 acres of the Riverside site from R-15 to R-10.
- As both the R-15 and R-10 districts are residential districts, the uses permitted within them are similar with only slight variations. The primary difference between the districts is the R-10 district allows for a higher density.
- According to the applicant, additional single-family lots will not necessitate a change to the road layout because the increase in lots will be achieved by decreasing the lots sizes. Generally, the lots will be reduced from approximately 8,500 square feet and 70-75 feet in width, to approximately 6,000 square feet and 50 feet in width.
- According to the applicant the stormwater infrastructure within the existing Riverside subdivision has been permitted. The pond located on the western side has been designed to treat the residential stormwater needs. The pond located on the eastern portion has been designed to accommodate the stormwater needs of the approved 72 multi-family units and the existing Wrightsboro Plaza shopping center located directly east of the site. The applicant has indicated that the ponds are sized appropriately to handle any

additional impervious surfaces that may result from the rezoning and the changes will not require modification of the existing facilities. However, stormwater permit modifications will be required for both State and County.

- The requested rezoning would allow up to 38 additional dwelling units to be placed within the proposed area of rezoning, however, the applicant has stated they only intend to increase the number of units by about 26. An updated preliminary plan that would show the revised lot layout is not required for rezoning consideration and has not been provided.
- The increase of approximately 38 dwelling units would increase Riverside's density from the existing approximate 2.5 dwelling units per acre to approximately 2.90 dwelling units per acre with a total lot count of 276 total dwelling units.

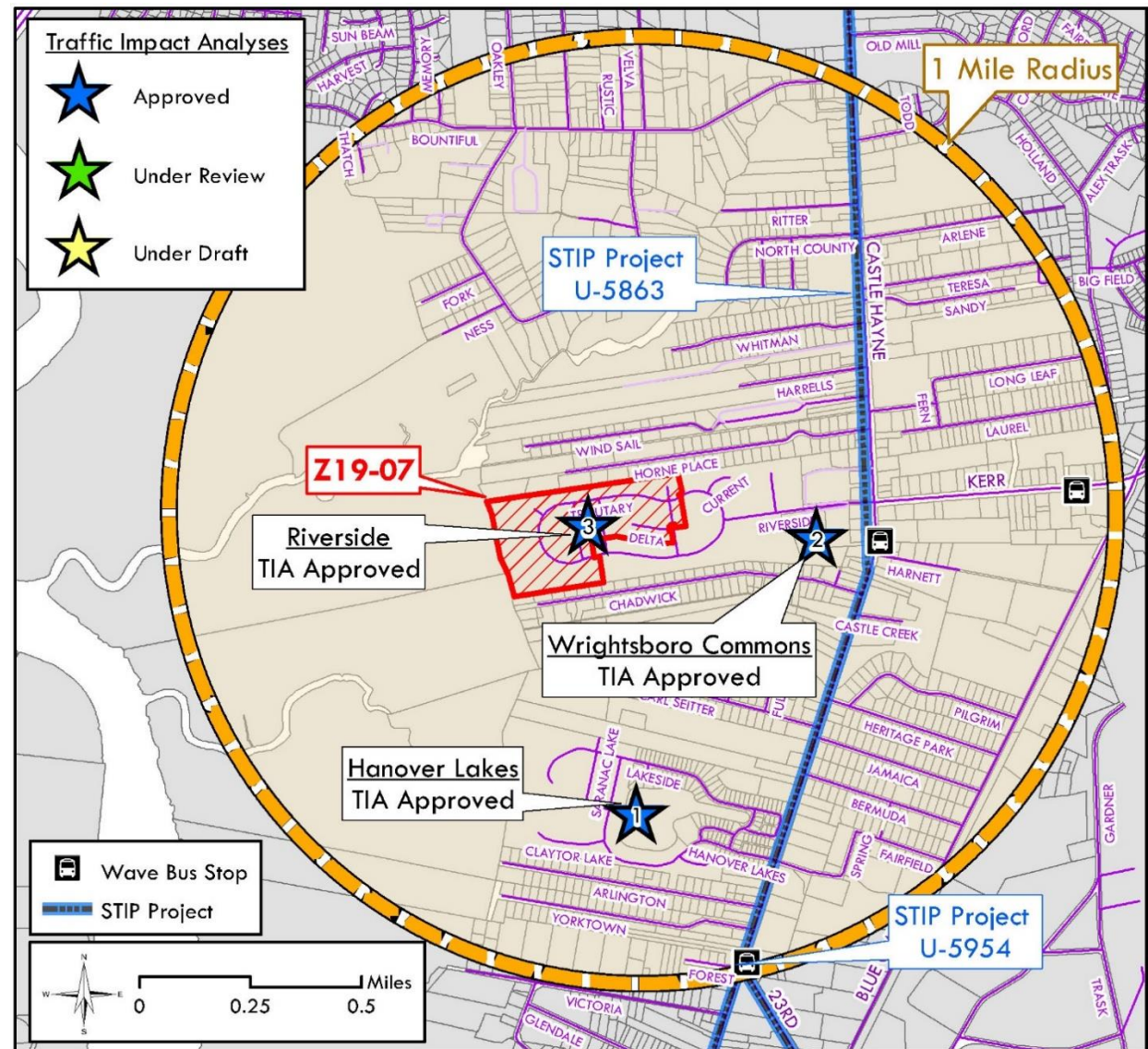
## TRANSPORTATION

- Access to the subject property is provided by Castle Hayne Road (N.C. Highway 133).
- The Traffic Impact Analysis for the Riverside subdivision was approved in 2015. This TIA analyzed the traffic impacts for a development consisting of 165 single-family dwellings and 72 apartments.
- The proposed change from R-15 to R-10 would allow for up to 38 additional lots to the Riverside subdivision. The proposed rezoning is estimated to increase the peak hours trip generation by about 38 trips and the overall daily trips by about 380.
- The transportation improvements required by the approved TIA for the project have been installed, including the installation and extension of turn lanes on Riverside Drive at Castle Hayne Road.
- If the rezoning is approved, and the applicant moves forward with modifying the subdivision plans for Riverside an addendum to the approved Traffic Impact Analysis must be submitted and reviewed by the WMPO, NCDOT, and the County to determine if additional improvements are required.

### **Traffic Counts – August 2018**

<b>Road</b>	<b>Location</b>	<b>Volume</b>	<b>Capacity</b>	<b>V/C</b>
Castle Hayne Road	3100 Block (south of Smartville Drive)	14,256	15,860	0.90
Castle Hayne Road	1900 Block (north of 23 <sup>rd</sup> Street)	17,958	14,440	1.24

### 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
<b>1. Hanover Lakes</b>	<ul style="list-style-type: none"> <li>231 single-family dwellings</li> </ul>	<ul style="list-style-type: none"> <li>Approved August 13, 2015</li> <li>2018 Build Out Year</li> </ul>
<p>The TIA required improvements be completed at certain intersections in the area. The notable improvements consisted of:</p> <ul style="list-style-type: none"> <li>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.</li> </ul>		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> <li>None</li> </ul>		
<b>Development Status: The subdivision is under construction. The required roadway improvements have been installed.</b>		

<b>2. Wrightsboro Commons</b>	<ul style="list-style-type: none"> <li>Phase 1: 216 multi-family units</li> <li>Phase 2: 144 multi-family units</li> </ul>	<ul style="list-style-type: none"> <li>Approved January 24, 2019</li> <li>2023 Build Out Year <b>(A rezoning is required for this development. No application is currently under review.)</b></li> </ul>
<p>The TIA required improvements be completed at certain intersections in the area. The notable improvements consisted of:</p> <ul style="list-style-type: none"> <li>(N.C. Highway 133) Update the signal timing at the intersection of Castle Hayne Road and North Kerr Avenue</li> </ul>		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> <li>Riverside Development</li> </ul>		
<b>Development Status: Construction has not started</b>		

<b>3. Riverside Subdivision</b>	<ul style="list-style-type: none"> <li>Phase 1: 100 single-family dwellings</li> <li>Phase 2: 65 single-family and homes 72 multi-family units</li> </ul>	<ul style="list-style-type: none"> <li>Approved August 13, 2015</li> <li>2019 Build Out Year <b>(update required pending rezoning approval)</b></li> </ul>
<p>The TIA required improvements be completed at certain intersections in the area. The notable improvements consisted of:</p> <ul style="list-style-type: none"> <li>Signal modification, eastbound and westbound left turning lane modifications, a separate eastbound right turn lane with 250 feet of storage, and extending the existing eastbound left turn lane to 250 feet of storage.</li> </ul>		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> <li>River Bluffs</li> <li>Trasco Distribution Center</li> </ul>		
<b>Development Status: Site work is underway. No lots have been recorded at this time.</b>		

#### **Regional Transportation Plans:**

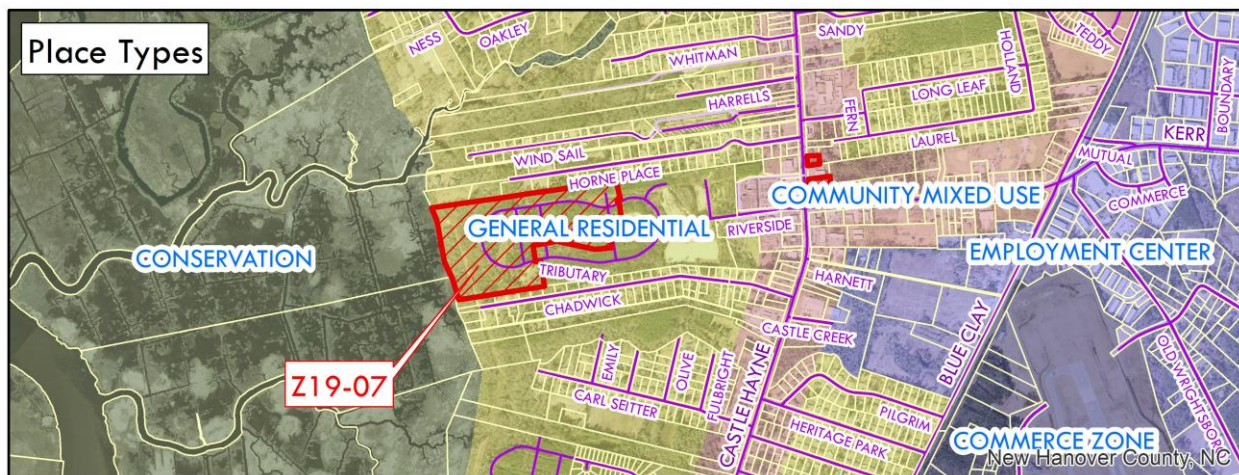
- STIP Project U-5863
  - Project to widen Castle Hayne Road from I-140 to MLK Parkway. The modification to the roadway consists of four lanes with a median in some locations and two lanes with a median in others with reduced conflict intersections. Construction is expected to begin in 2023.
- STIP Project U-5954
  - Project to construct a roundabout at the intersection of 23<sup>rd</sup> Street and Castle Hayne Road. Construction is expected to begin in 2024.

#### **ENVIRONMENTAL**

- The property to does not contain any Natural Heritage Areas.
- Approximately 2.7 acres on the western side of the property 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 flood proofing. However, the flood zones on the site are located within the open space areas.
- The property is within the Ness 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, III (moderate limitation), and Class IV soils (unsuitable). However, the proposed Riverside development will extend sewer services to the development.
- The applicant has obtained a Jurisdictional Determination identifying that approximately 5.6 acres of wetlands are located on the subject parcel. The wetlands located on the western side of the Riverside subdivision are subject to the standards of the Conservation Overlay Districts. The approved plans indicate that the wetlands are located in the open space area and will not be impacted.

## 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.



## 2016 COMPREHENSIVE 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. Specific goals of the comprehensive plan are designated to be promoted in each place type, and other goals may be relevant for particular properties.

<b>Future Land Use Map Place Type</b>	General Residential
<b>Place Type Description</b>	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.



<b>Analysis</b>	<p>The subject property is located behind commercial services in the community-level commercial node centered around the intersection of Castle Hayne Road and N. Kerr Avenue in Wrightsboro. It is designated as a General Residential area, the intent of which is to preserve existing residential neighborhoods and provide opportunities for similar lower density residential neighborhoods and supportive commercial, civic, and recreational development. The ideal density identified in the Comprehensive Plan for this place type is up to 6 dwelling units per acre, and the densities allowed in the R-10 zoning district are in line with the Comprehensive Plan's concept of very low density.</p> <p>The requested rezoning would increase the permitted density on the subject property from 2.5 units per acre to 3.3 units per acre, increasing the possibility of housing affordability while remaining relatively consistent with the existing residential densities in the surrounding neighborhoods. Connections with commercial developments along Castle Hayne Road could also reduce the impact of traffic as residents will be able to access a grocery store, pharmacy, and a variety of restaurants without using primary roadways. Similar levels of density, and even higher density residential neighborhoods, could be appropriate in this area of the county given the proximity to nearby basic goods and services.</p>
<b>Consistency Recommendation</b>	<p>The proposed rezoning from R-15 to R-10 is generally <b>CONSISTENT</b> with the 2016 Comprehensive Plan because the proposed density is in line with what is recommended for the General Residential place type, supports a greater opportunity for affordable housing, and allows for future residents' convenient access to basic goods and services due to the proximity of the existing shopping center.</p>

## PLANNING BOARD ACTION

The Planning Board approved the applicant's request for a continuance (7-0) of this item until the next meeting on July 11, 2019 meeting in order to supply more data per the Planning Board's request. The Board suggested that the applicant discuss the reasoning for the rezoning request, provide an overview of the entire Riverside subdivision to bring clarity to the specific proposal, and supply an explanation of how the stormwater infrastructure would treat the additional impervious surfaces.

## STAFF RECOMMENDATION & SUGGESTED MOTION

**Staff recommends approval of the application** and suggests the following motion:

I move to **APPROVE** the proposed rezoning of the subject property to a R-10 district. I find it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because the proposed density is in line with the preferred range of the General Residential place type. I also find **APPROVAL** of the rezoning request is reasonable and in the public interest because the proposal supports a greater opportunity for affordable housing, and allows for future residents' convenient access to basic goods and services.