

STAFF REPORT FOR Z19-10

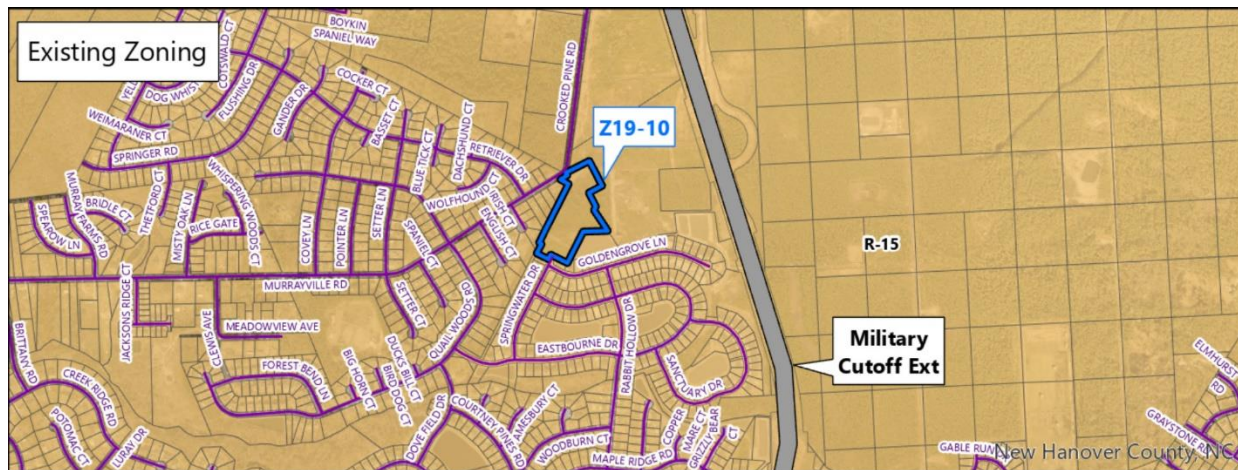
ZONING MAP AMENDMENT APPLICATION

APPLICATION SUMMARY	
Case Number: Z19-10	
Request: Zoning Map amendment to rezone 6.58 acres from R-15 to R-5	
Applicant: William Bland – TDR-HL, LLC	Property Owner(s): TDR-HL, LLC
Location: 7300 Block of Springwater Drive;	Acreage: 6.58
PID(s): Portion of R02800-004-104-000	Comp Plan Place Type: Community Mixed Use
Existing Land Use: Undeveloped	Proposed Land Use: The property would be allowed to be developed in accordance with the R-5 district
Current Zoning: R-15	Proposed Zoning: R-5 Moderate-High Residential

Modifications since the October 2019 Board Hearing:

- In response to concerns expressed during the October Planning Board meeting, the applicant has expanded the area proposed to be rezoned to include 1.30 acres of land that will allow for an additional roadway connection at the current terminus of Murrayville Road. This access allows for traffic to enter or exit the subject property to the north in addition to the existing Springwater Drive in the Hanover Reserve subdivision.





SURROUNDING AREA		
	LAND USE	ZONING
North	Undeveloped, Future Military Cutoff Road extension	R-15
East	Undeveloped, Future Military Cutoff Road extension	R-15
South	Single-Family Residential	R-15
West	Single-Family Residential	R-15



ZONING HISTORY	
July 7, 1972	Initially zoned R-15 (Area 8B)

COMMUNITY SERVICES

Water/Sewer	Water and sewer are available through CFPUA. Specific design will be determined during site plan review.
Fire Protection	New Hanover County Fire Services, New Hanover County Northern Fire District, New Hanover County Station Porters Neck
*Schools	Murrayville Elementary, Holly Shelter Middle, and Laney High Schools *See the attached New Hanover County Schools, NC Redistricting Study 2020: Options Statistics
Recreation	Ogden Park, Smith Creek Park, and Parkwood Recreational Area

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

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

ZONING CONSIDERATIONS

- The applicant is proposing to rezone approximately 6.58 acres from R-15 to R-5 within an undeveloped section of the Hanover Reserve subdivision between the terminus of Murrayville Road and the future extension of Military Cutoff. The subdivision obtained preliminary plan approval in 2015 for 377 units. To date, 192 single-family lots have been platted within the subdivision, most of which now contain occupied single-family homes.
- The R-15 and R-5 districts are both residential zoning districts. While the R-5 district (8 du/ac) permits more base density than the R-15 district (2.5 du/ac), it prohibits mobile homes and typical multi-family development, like apartments, allowing a maximum of 4 units within any residential structure. In addition, the special use permit for high density developments is not permitted in the R-5 district, and the number of permitted nonresidential uses is reduced.

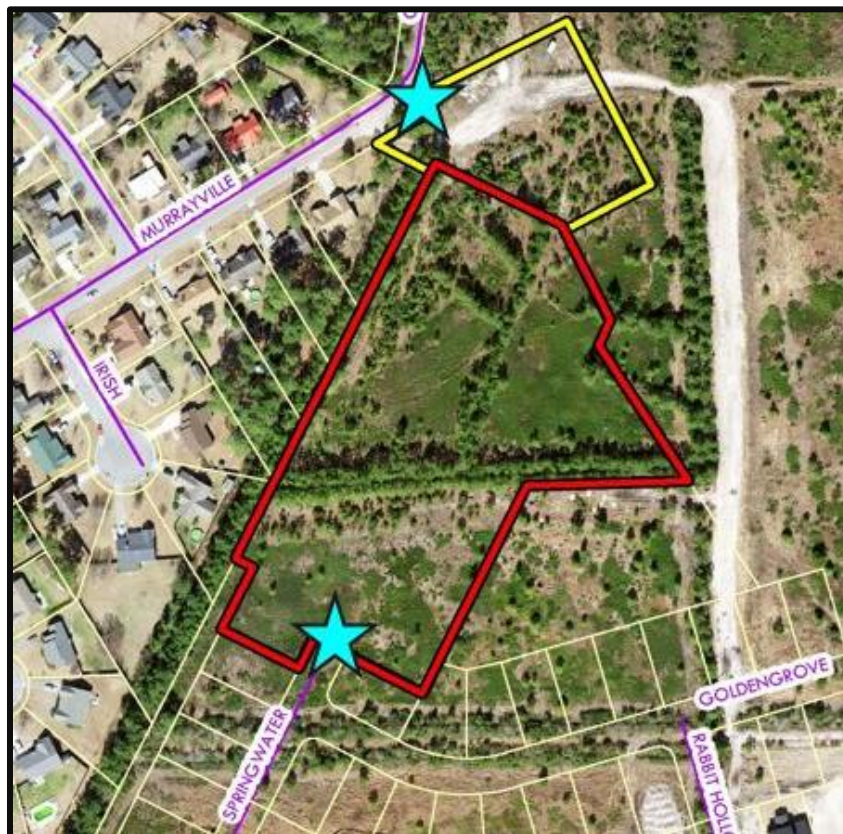
	R-15	R-5
Min Lot Size (Conventional)	15,000 sf	5,000 sf
Base Density (Performance)	2.5 du/ac (16 total units)	8 du/ac (53 total units)
HD Special Use Permit	10.2 du/ac (67 total units)	N/A
Permitted Housing Types	Single-family, mobile home, duplex, townhomes, multi-family	Single-family, duplex, townhome (max 4-units)
Nonresidential Uses	<p>≈ 20 uses w/ SUP (convenience stores, kennels, camping)</p> <p>≈ 15 uses by-right (wholesale nurseries, stables)</p>	<p>≈ 10 uses w/ SUP (recreation establishments, day care centers)</p> <p>≈ 10 uses by-right (parks, libraries, churches)</p>

- The R-5 district allows duplexes, triplexes, quadruplexes, townhomes, and accessory dwelling units. However, mobile homes and multi-family developments, such as traditional apartments, are not permitted in this district. According to the applicant, they are seeking to construct townhomes within the area proposed to be rezoned.
- If townhomes are developed, a minimum 20-foot buffer is required around the northwestern property line of the project because the proposed development is adjacent to single-family dwellings within the Quailwoods subdivision. This required buffer will aid in screening the subject property from property owners to the west along Murrayville Road. In addition, the townhome units will be restricted to a maximum height of 35 feet, which is the same standard applied in the R-15 district. Compliance with these provisions will be reviewed by the Technical Review Committee during the subdivision review process.
- 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-5 district. A conceptual site plan is not included with this application, however, if approved, the development of the site must comply with the standards of the R-5 district and other applicable regulations, including buffering and stormwater standards.

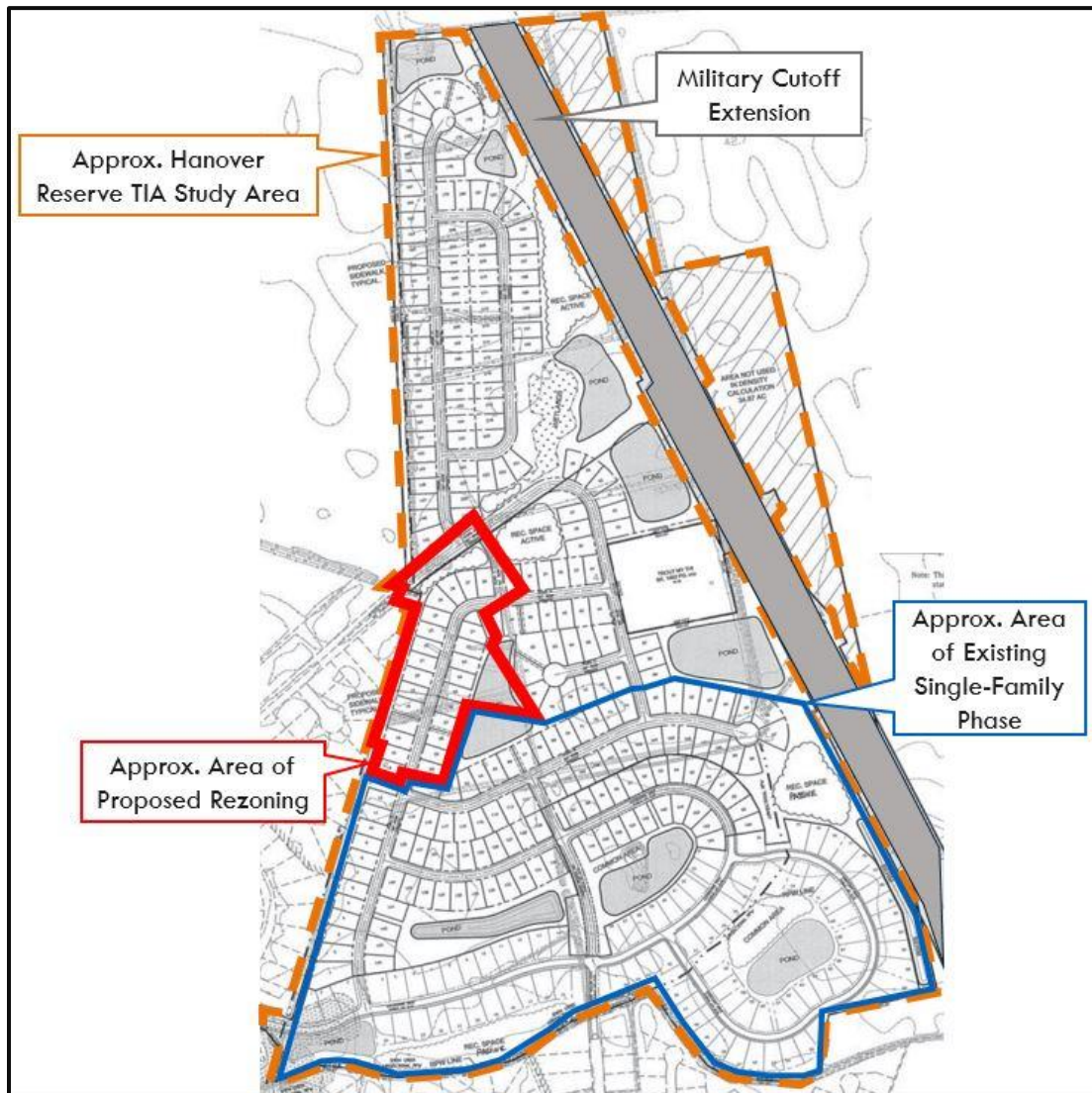
TRANSPORTATION

- The subject site is located between the terminus of Murrayville Road and the future Military Cutoff extension. The applicant has modified the rezoning boundary so that the subject site has a northern access point at the current terminus of Murrayville Road and a southern access point at the current terminus of Springwater Drive.

Below: Blue Stars Indicate the General Location of the Two Proposed Access Points



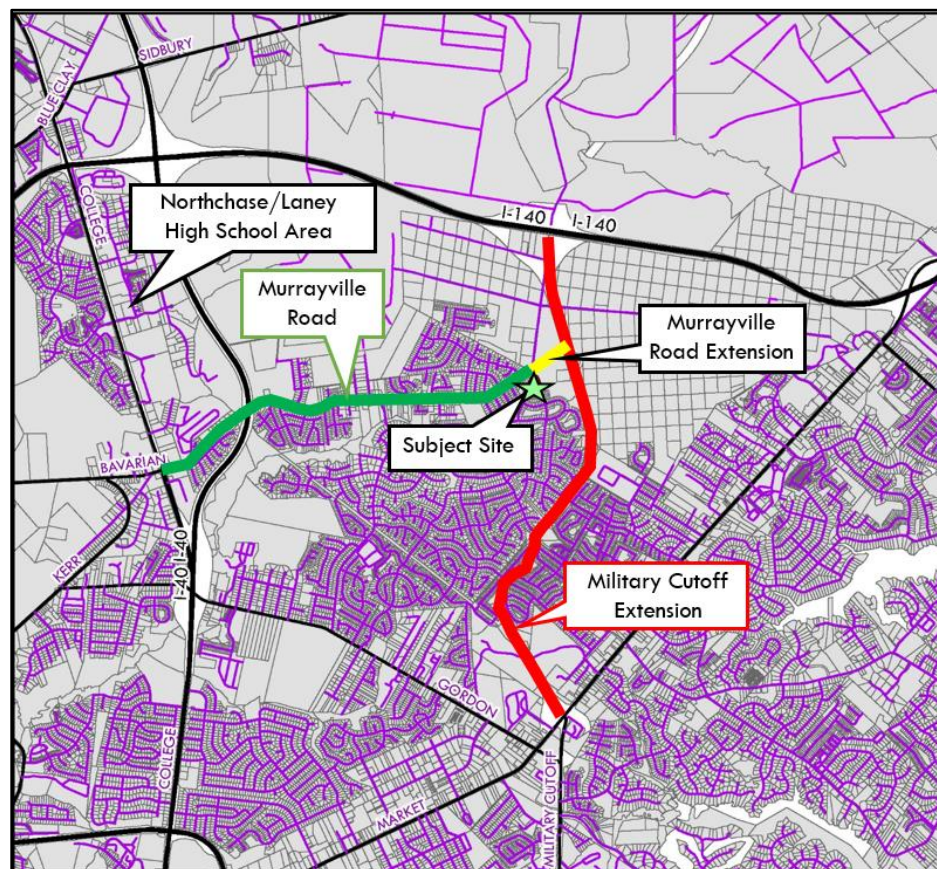
- The applicant completed a Traffic Impact Analysis (TIA) which was approved by NCDOT and the WMPO in 2017. The TIA analyzed the entire 135-acre Hanover Reserve project area with 330 single-family dwellings at full build out. The TIA requires Murrayville Road to be extended to the future Military Cutoff extension, and signal timing to be modified at the intersections of Torchwood Boulevard at Market Street and Gordon Road at White Road.
- The map below illustrates the entire 135-acre Hanover Reserve development included in the TIA with staff markups highlighting the proposed rezoning area and the existing single-family phase.



- NCDOT has indicated that because the proposed rezoning, and the potential to develop townhomes on the subject site would not increase the overall intensity analyzed in the TIA of the entire project area, an update to the analysis would not be necessary at this time. However, if the applicant moves forward with commercial and higher density housing within the remaining portion of the area analyzed in the TIA, a revised TIA would be required.
- Negotiations between the property owner and NCDOT during the design of the Military Cutoff extension project resulted in an agreement that the developer would extend Murrayville Road to connect to the future Military Cutoff extension.

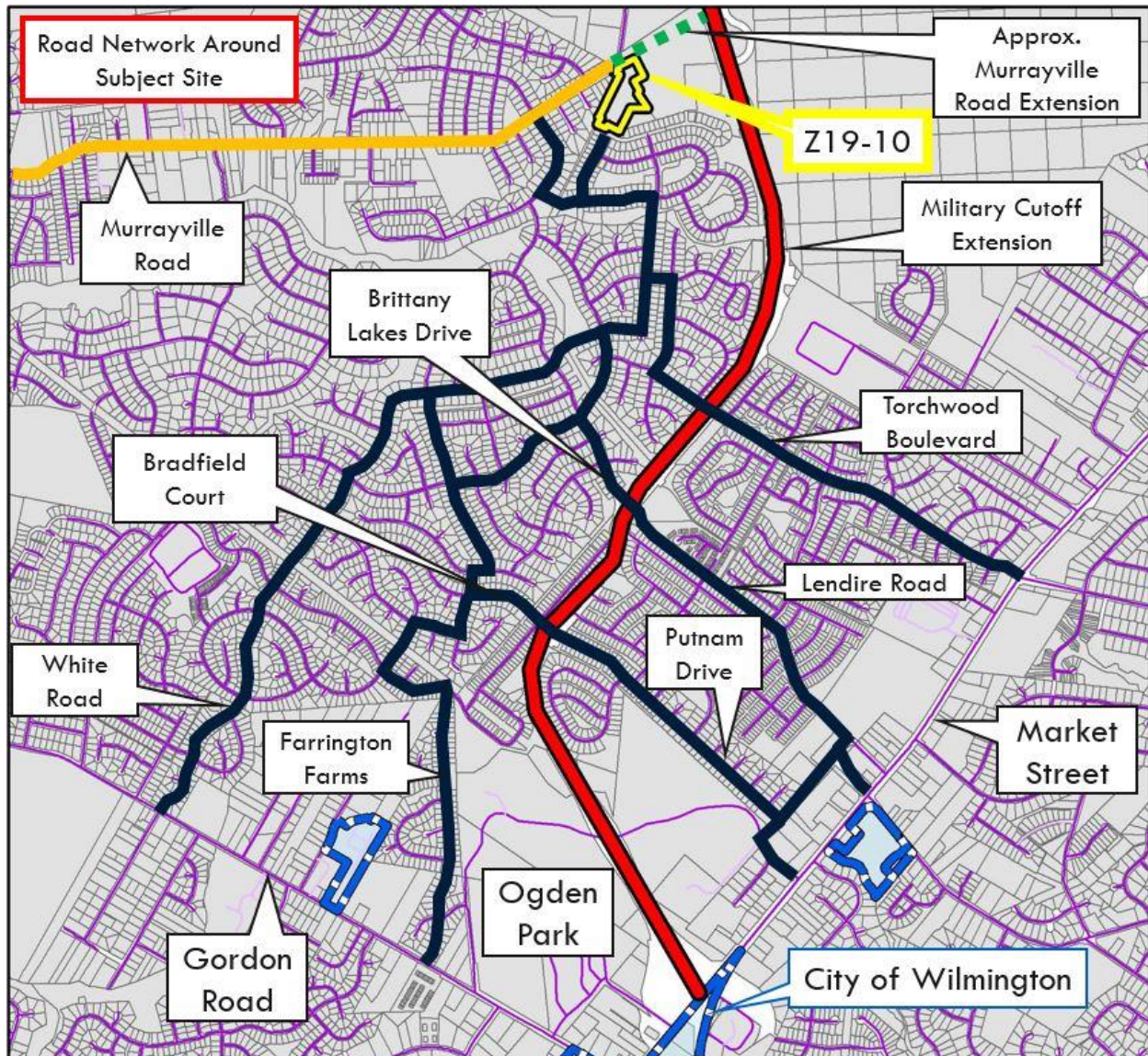
- NCDOT has indicated that the developer will be required to submit the roadway design to the District Office and follow the standard plan review and approval process. This process is critical to ensure that Murrayville Road and Military Cutoff extensions are aligned properly and the intersection locations are coordinated to avoid any construction complications in the future. In addition, the developer must dedicate the roadway as public and it must be constructed to NCDOT standards, as it will be added to the State Maintained Network.
- If the proposed rezoning is approved, the connection to the subject site will be required when the subdivision plat is reviewed. NCDOT has indicated this road can be designed to align with the future Murrayville Road extension that will connect to the future Military Cutoff extension.
- Once connected to Military Cutoff, Murrayville Road will likely be utilized as a significant east/west collector road that will connect Castle Hayne Road to Military Cutoff, allowing access to the Murrayville, Northchase, and the Laney High School areas. Although this proposal will increase traffic on Murrayville Road, the future connection may aid in alleviating traffic along Gordon Road and other local roadways as motorists have additional routes to reach their destination in the northern portion of the County.
- Murrayville Road improvements are part of the WMPO Draft 2045 Master Transportation Plan as eligible for funding in anticipation of the need for possible widening or other improvements to accommodate the expected traffic from the connection to the future Military Cutoff extension. However, there is no time table for when funding may be available and the improvements would be constructed.

Below: Illustration of the Future Road Network in the Area.

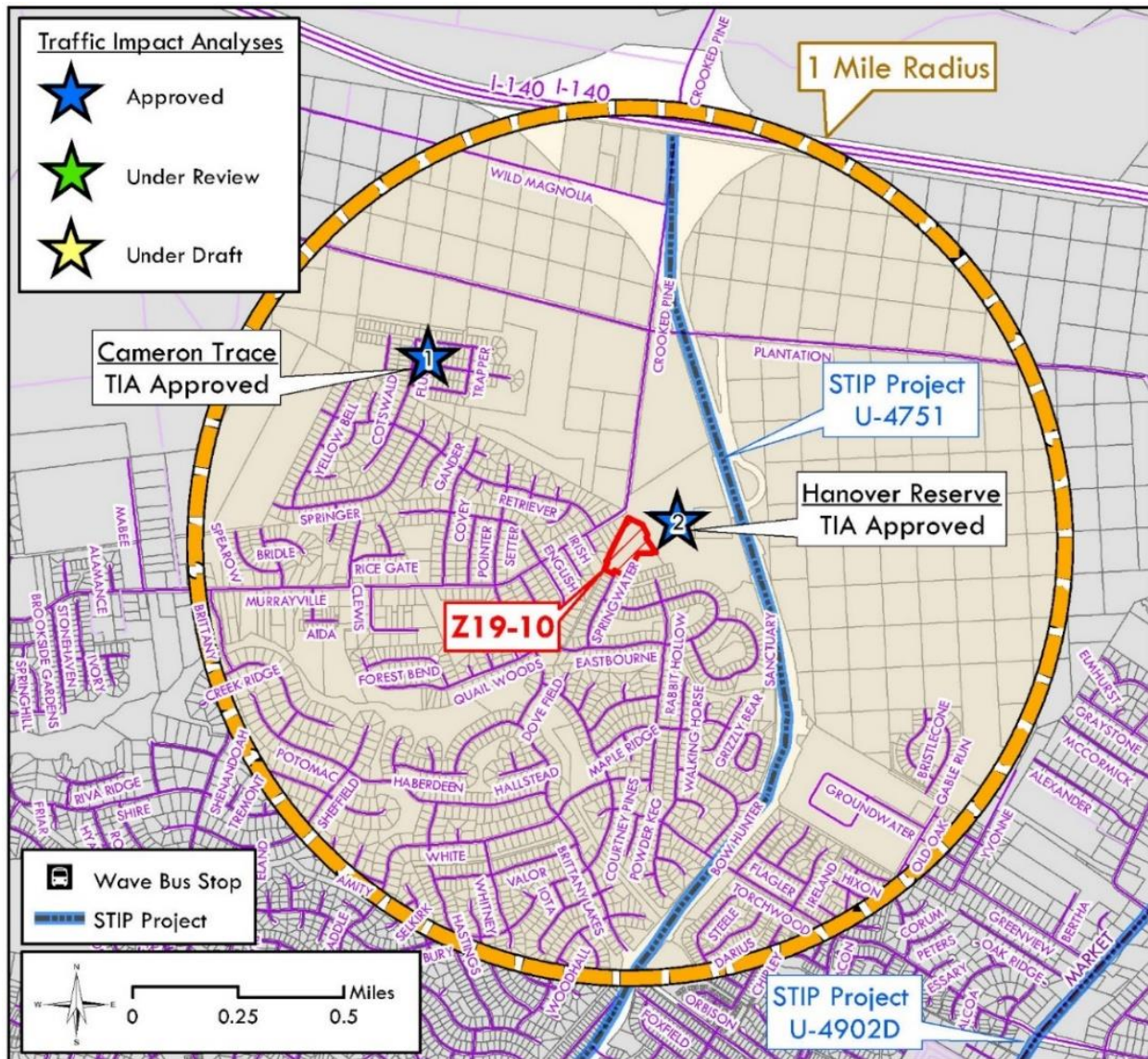


TRAFFIC

- Typically, single-family dwellings generate approximately one trip in the peak hours, while townhomes generate approximately 0.5 trips in the peak hours. A by-right residential development on the site under the current zoning would allow 16 dwelling units, which would generate about 12 trips in the AM peak hours and 16 trips in the PM peak hours. Under the proposed R-5 zoning, up to 53 townhomes could be constructed on the site, which would generate about 22 trips in both the AM and PM peak hours. The expected net difference in traffic would be an increase of 10 AM peak trips and 6 PM peak trips.
- The adjacent roads have the current capacity to accommodate the estimated net increase of 10 AM and 6 PM peak hour trips when compared to the current zoning.



Nearby Planned Transportation Improvements and Traffic Impact Analyses



Nearby NC STIP Projects:

- STIP Project U-4751 (Military Cutoff Extension)
 - Project to extend Military Cutoff from Market Street to I-140.
 - The project is currently under construction and is expected to be completed in early-2023.
 - The extension of Military Cutoff will run about three quarters of a mile west of the subject site. Lendire Road/Brittany Lakes Drive, Torchwood Boulevard, and Putnam Drive/Bradfield Court will connect to the Military Cutoff extension, allowing access to neighborhoods west of the site.
 - The project will also install a sidewalk and multi-use path along the extension of Military Cutoff and the sections of Market Street included in the project.

- NCDOT recently obtained ownership of Lendire Road from Market Street to the Military Cutoff extension. The connection of Lendire Road to the future Military Cutoff will allow the road to function as a collector street, however, NCDOT does not have any current plans to make improvements to the road.
- STIP Project U-4902D (Market Street Median)
 - Project to install a center median and pedestrian accessways along Market Street from Middle Sound Loop Road to Marsh Oaks Drive. The pedestrian accessways will consist of a 10-foot multi-use path on the eastern side of the street, and a 5-foot sidewalk on the western side of the street.
 - The project is currently under construction and is expected to be completed in early-2023.

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. Cameron Trace	<ul style="list-style-type: none"> ● Phase 1: 35 single-family dwellings ● Phase 2: 85 single-family dwellings 	<ul style="list-style-type: none"> ● Approved May 8, 2017 ● 2017 Build Out Year
<p>The TIA required improvements must be completed during Phase 2 of the development. The notable improvements consisted of:</p> <ul style="list-style-type: none"> ● Providing an eastbound left turn lane at the intersection of Murrayville Road and Covey Lane 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> ● N/A 		
Development Status: Phase 1 has been constructed and the left turn lane has been installed. Phase 2 site work is underway and the lots were recorded on June 3, 2019.		

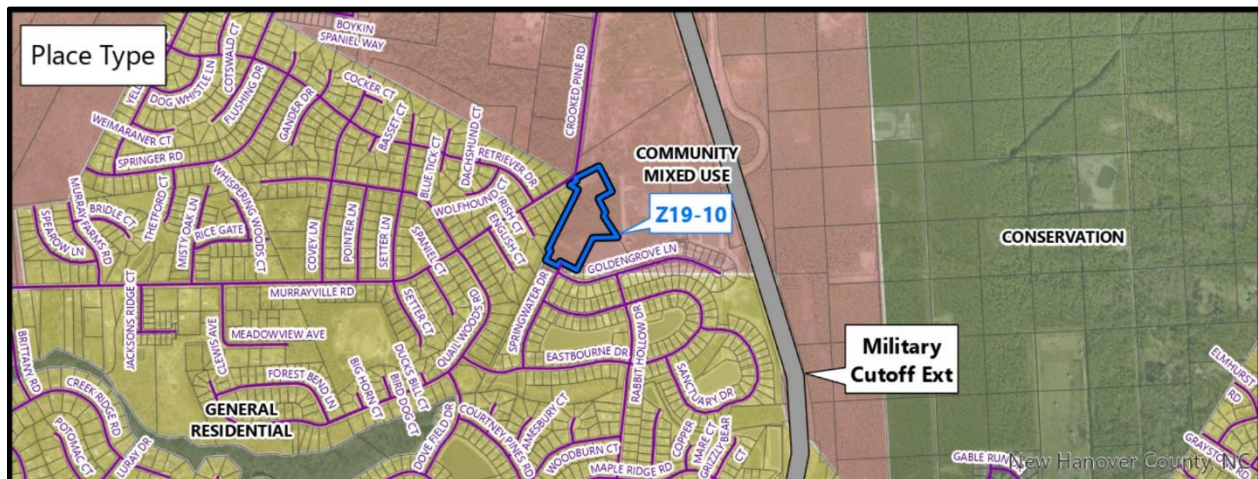
2. Hanover Reserve (Subject Site)	<ul style="list-style-type: none"> ● 330 single-family dwellings 	<ul style="list-style-type: none"> ● Approved July 13, 2017 ● 2018 Build Out Year
<p>The TIA required improvements be completed at certain intersections in the area. The notable improvements consisted of:</p> <ul style="list-style-type: none"> ● Connecting Murrayville Road to Military Cutoff extension ● Modify the signal timing at Torchwood Boulevard at Market Street, and White Road at Gordon Road. 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> ● Cameron Trace 		
Development Status: 192 lots have been platted and are under construction, most of which now contain occupied single-family dwellings.		

ENVIRONMENTAL

- The property is not within a Natural Heritage Area or Special Flood Hazard Area.
- 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 III (severe limitation) soils, however, the project will connect to CFPWA sewer services when capacity is available or when alternative infrastructure improvements have been made.

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	Community Mixed Use
Place Type Description	Focuses on small-scale, compact, mixed use development patterns that serve all modes of travel and act as an attractor for county residents and visitors. Types of appropriate uses include office, retail, mixed use, recreational, commercial, institutional, and multi-family and single-family residential.
Analysis	The subject property is located near the intersection of Murrayville Rd. and Crooked Pine Rd., between the Quail Woods subdivision, the portion of Hanover Reserve already platted, and the extension of Military Cutoff Rd. currently under construction. This portion of the county was designated as a Community Mixed Use place type in the Comprehensive Plan to provide opportunities for a greater mix of uses and diversity of housing types in this currently undeveloped area adjacent to an anticipated major roadway. The proposed R-5 zoning, one of the new zoning tools adopted in 2019 to provide for the development patterns outlined in the Comprehensive Plan, would allow the moderate density neighborhoods recommended for Community Mixed Use areas. It is intended to serve as a transition between

	<p>mixed-use or commercial development (such as what is likely along Military Cutoff) and low (such as R-15) to moderate density residential development.</p> <p>The requested R-5 zoning could assist in providing an orderly transition between existing lower density residential areas and the higher intensity mixed use node likely to occur along Military Cutoff in this area. Its densities are in line with those recommended for residential developments in Community Mixed Use areas and aligns with the county's goals of providing for a range of housing types.</p>
Consistency Recommendation	<p>The proposed R-5 rezoning is generally CONSISTENT with the 2016 Comprehensive Plan because the proposal is in line with the density range of the Community Mixed Use place type, provides an orderly transition between existing lower density residential neighborhoods and anticipated higher intensity development adjacent to Military Cutoff Rd., and would align with the Comprehensive Plan's goals of more diversity of housing types.</p>

STAFF RECOMMENDATION

The proposed R-5 rezoning is generally **CONSISTENT** with the 2016 Comprehensive Plan because it would provide an orderly transition between existing lower density residential neighborhoods and anticipated higher intensity development adjacent to Military Cutoff Road and would align with the Comprehensive Plan's goals of more diversity of housing types.

Therefore, **staff recommends approval of this application** and suggests the following motion:

I move to **APPROVE** the proposed rezoning to a R-5 district. I find it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because the proposal is in line with the density range of the Community Mixed Use place type, provides an orderly transition between the existing lower density residential areas and the anticipated higher intensity development adjacent to Military Cutoff Road, and provides for a range of housing types near an anticipated major roadway. I also find **APPROVAL** of the rezoning request is reasonable and in the public interest because the proposal supports opportunities for more affordable housing and assists with providing a range of housing types to the area.

Alternative Motion for Denial

I move to **DENY** the proposed rezoning to a R-5 district. While I find it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because the proposal is in line with the density range of the Community Mixed Use place type, provides an orderly transition between the existing lower density residential areas and the anticipated higher intensity development adjacent to Military Cutoff Road, and provides for a range of housing types near an anticipated major roadway. I find **DENIAL** of the rezoning request is reasonable and in the public interest because the proposal is not consistent with the desired character of the surrounding community and the density will adversely impact the adjacent neighborhoods.