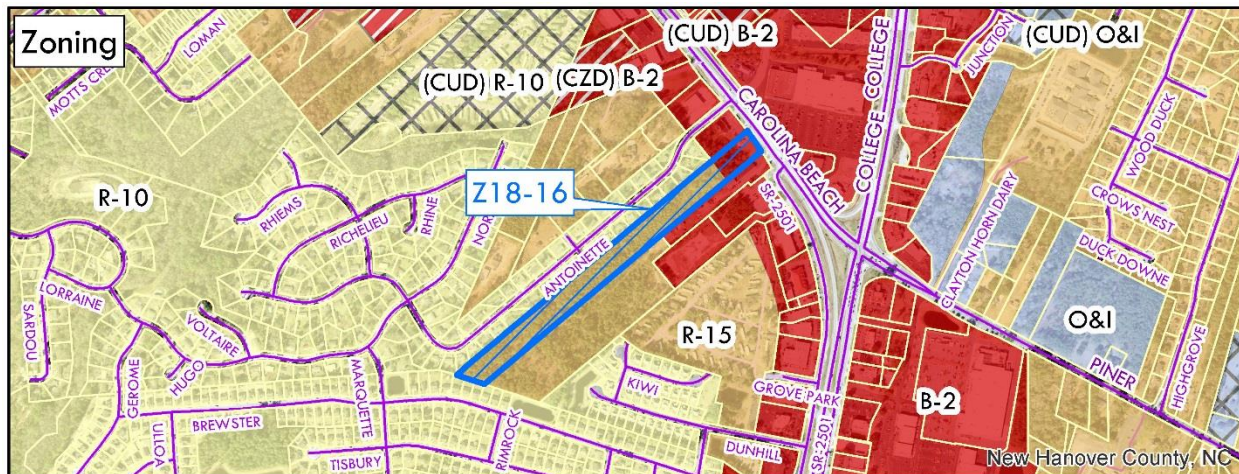


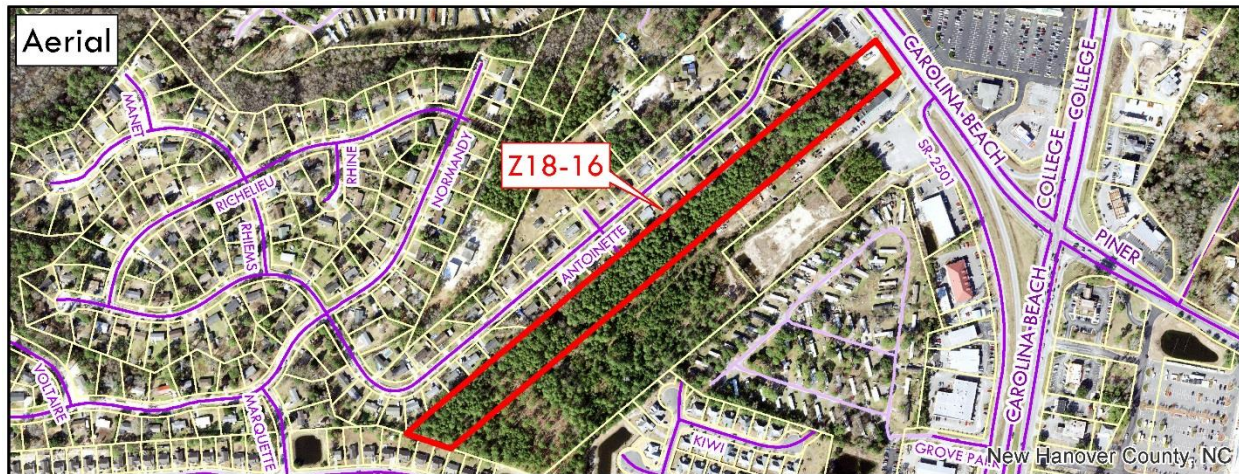
# STAFF REPORT FOR Z18-16

## CONDITIONAL REZONING APPLICATION

APPLICATION SUMMARY	
<b>Case Number:</b> Z18-16	
<b>Request:</b> Rezoning to the Residential Multi-Family Moderate Density Zoning District (RMF-M)	
<b>Applicant:</b> College Acres Development, LLC	<b>Property Owner(s):</b> Bennett Commercial Properties, LLC
<b>Location:</b> 5308 Carolina Beach Road	<b>Acreage:</b> 9.14
<b>PID(s):</b> R07600-006-044-000	<b>Comp Plan Place Type:</b> Urban Mixed Use & General Residential
<b>Existing Land Use:</b> Undeveloped/Ice Vending Machine	<b>Proposed Land Use:</b> Townhome Development
<b>Current Zoning:</b> R-15 & B-2	<b>Proposed Zoning:</b> (CZD) RMF-M



SURROUNDING AREA		
	LAND USE	ZONING
<b>North</b>	Single-Family Residential (Marquis Hills), Convenience Store (Scotchman)	R-10, B-2
<b>East</b>	Undeveloped, Retail Establishments	R-15, B-2
<b>South</b>	Undeveloped, Single-Family Residential (Brewster Place)	R-15, R-10
<b>West</b>	Single-Family Residential (Marquis Hills)	R-10



## ZONING HISTORY

<b>April 7, 1971</b>	Initially zoned R-15 & B-2 (Area 4)
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## COMMUNITY SERVICES

<b>Water/Sewer</b>	CFPUA water is adjacent to the parcel and is available through main line extension. CFPWA sewer must be extended to serve the parcel.
<b>Fire Protection</b>	New Hanover County Fire Services, New Hanover County Southern Fire District, New Hanover County Station Myrtle Grove
<b>Schools</b>	College Road Early Childhood Center, Bellamy Elementary, Codington Elementary, Murray Middle, and Ashley High schools
<b>Recreation</b>	Arrowhead 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 CONCEPTUAL SITE PLAN

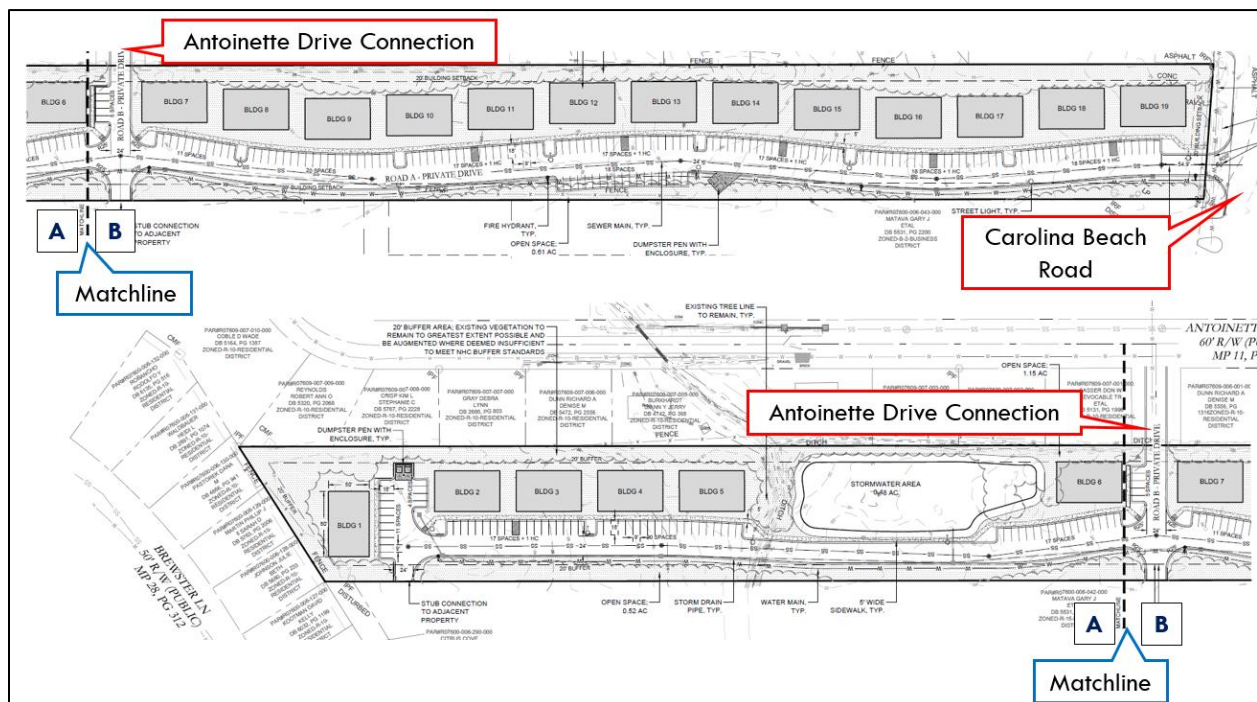
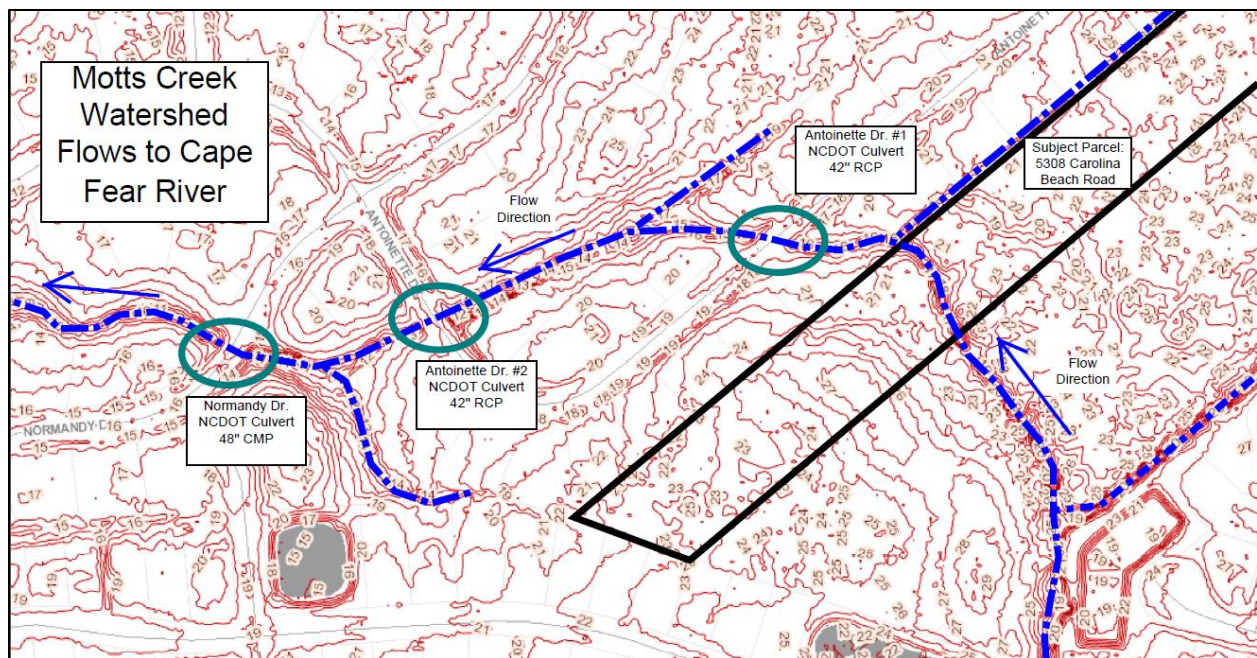
- The applicant proposes to construct a townhome development consisting of 95 units. The units will contain three bedrooms each.
- Under the special use permit high density standards, the subject property could be permitted up to 82 dwelling units on the approximately eight acres of the site (10.2 du/ac) that is currently zoned R-15. The proposed multi-family moderate density zoning would permit up to 155 units on the property at 17 du/ac.

- The proposed rezoning is for a maximum of 95 units (10.4 du/ac). In addition, the proposal would remove the B-2 zoning from the portion of the property along Carolina Beach Road.
- The Zoning Ordinance requires opaque buffers to be provided along property lines of attached housing developments that abut detached or duplex residential uses and undeveloped residentially zoned land within the General Residential place type.

	Existing Zoning		Proposed RMF-M
	R-15 (approx 8 acres)	B-2 (approx 1.1 acres)	
<b>Min Lot Size</b> (Conventional)	15,000 sf	None	N/A
<b>Max Density</b>	2.5 du/ac (Performance) 10.2 du/ac (High Density SUP)	N/A	10.4 du/ac
<b>Max Dwelling Units for Subject Property</b>	20 (Performance)  82 (High Density SUP)	N/A	95
<b>Commercial Uses</b>	Limited (ex. kennels, recreation, and convenience stores w/ SUP)	Variety of retail, restaurant, office, service, and warehousing related uses.	None

- In response to concerns presented during the Planning Board's review, the applicant added 26 more parking spaces to accommodate visitors, removed one of the townhome buildings, increased the size of the proposed stormwater pond, and meandered the driveway running through the project.
- As conditioned by the Planning Board, the applicant has provided a downstream analysis of the existing stormwater infrastructure serving the site. According to the analysis, the existing drainage system flows west through the subject property to Mott Creek and eventually to the Cape Fear River. The system flows primarily through open ditches, which are privately maintained by the abutting property owners, and is piped under three road crossings. The pipe crossings are under the control of NCDOT, who is responsible for their maintenance. Additional information can be found in the analysis which is included in the Board's packet.





## TRANSPORTATION

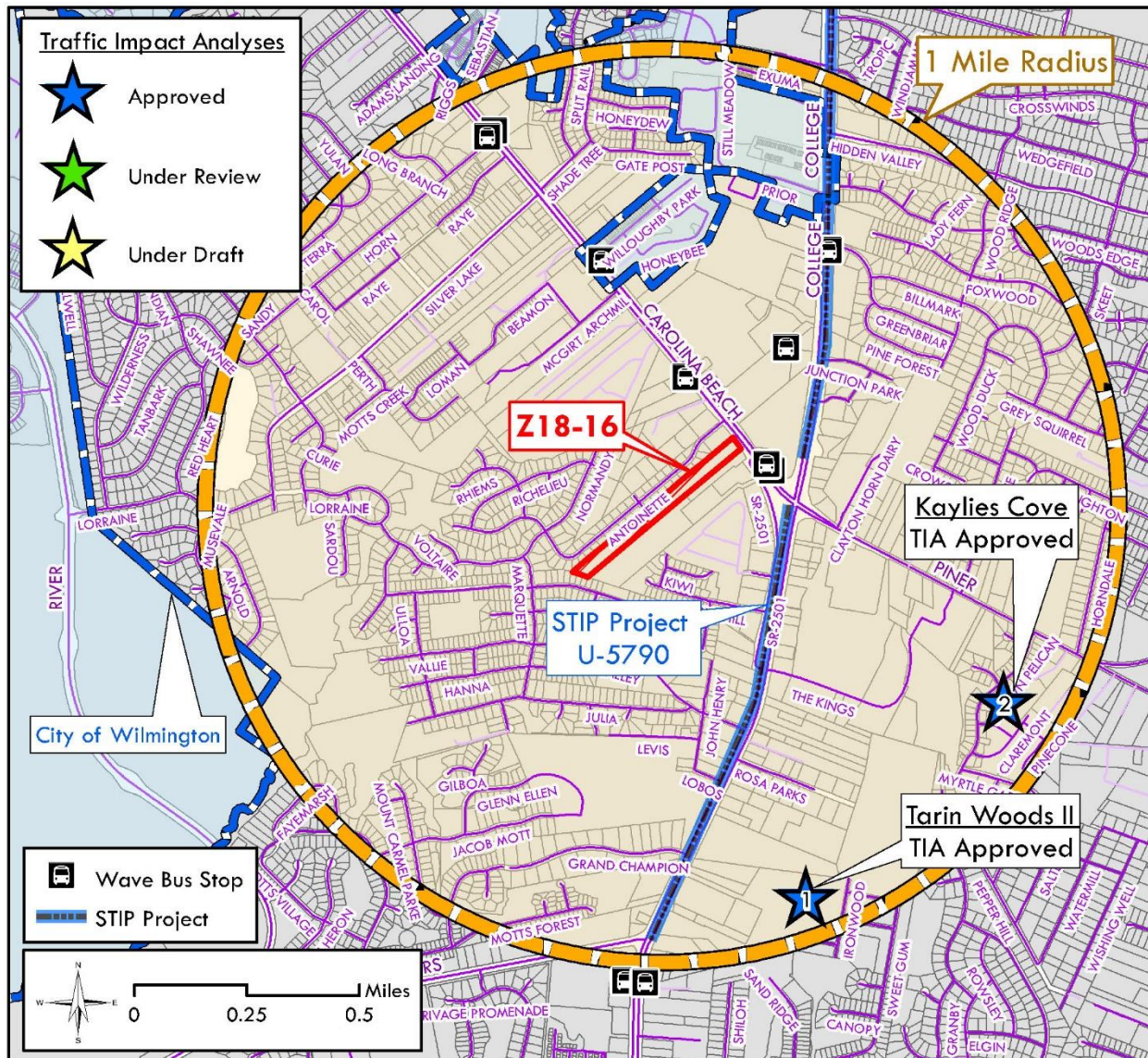
- Access is provided to the subject property by Carolina Beach Road (US 421) and by Antoinette Drive (SR 1247). The access to Carolina Beach Road would be limited to a right-in/right-out due to an existing concrete median within the road. The proposed development also connects to Antoinette Drive providing access to Carolina Beach Road at a signalized intersection which permits left turning movements.
- The proposed development requires a driveway permit from NCDOT. During the TRC process NCDOT provided preliminary comments on potential roadway improvements for the project, including an extension of the existing right turn lane on Carolina Beach Road to serve the site.
- As currently zoned, the R-15 portion of the subject site would be permitted a maximum of 20 dwelling units under the performance residential standards. A detached single-family dwelling typically generates about one trip during the peak hours.
- The trips generated from the B-2 portion of the property would vary based on the commercial use of the site. For general reference, if the B-2 portion of the site was developed with a typical approximate 25% building footprint, a 12,000 square foot shopping center or comparable development could be built. Using ITE trip generation figures, that center would generate an estimated 158 trips in the AM peak and 113 trips in the PM peak.
- As a result, the cumulative impact of the proposed rezoning is expected to reduce the number of trips generated from development of the site. Specifically, 95 townhomes are estimated to generate 45 trips in the AM peak hours and 57 trips in the PM peak hours.
- The applicant must obtain a driveway permit from NCDOT, however, a Traffic Impact Analysis (TIA) is not required due to the expected trips being less than 100 in the peak hours. Because a TIA was not required to analyze intersection impacts, staff has provided the volume to capacity ratio for Carolina Beach Road near the subject site. While volume to capacity ratio, based on average daily trips, can provide a general idea of the function of adjacent roadways, the delay vehicles take in seconds to pass through an intersection is generally considered a more effective measure when determining the Level of Service of a roadway. The volume to capacity ratio indicates capacity currently exists in this area and the proposed development is expected to reduce trip generation.

### ***Traffic Counts – August 2018***

<b><i>Road</i></b>	<b><i>Location</i></b>	<b><i>Volume</i></b>	<b><i>Capacity</i></b>	<b><i>V/C</i></b>
Carolina Beach Road	5300 Block	39,541	40,900	0.97



## 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.

- Reviews of TIAs are managed by the WMPO to ensure that roadway improvements are coordinated between multiple projects.

Proposed Development	Land Use/Intensity	TIA Status
<b>1. Tarin Woods II</b>	<ul style="list-style-type: none"> <li>339 Single-Family Dwelling Units &amp; 192 Apartment Units</li> </ul>	<ul style="list-style-type: none"> <li>Approved October 31, 2018</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 leftover/U-turn lane on Carolina Beach Road at the new Harris Teeter driveway</li> <li>Installation of a second westbound right turn lane on Manassas Drive at Carolina Beach Road; and signal modifications at this intersection.</li> </ul>		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> <li>River Lights</li> <li>Beau Rivage Commercial Update</li> </ul>		
<b>Development Status: 103 single-family lots have been platted and homes are currently being built. The infrastructure for 85 additional lots is also currently under construction.</b>		

<b>2. Kaylies Cove</b>	<ul style="list-style-type: none"> <li>110 Single-Family Homes</li> </ul>	<ul style="list-style-type: none"> <li>Approved February 20, 2018</li> <li>2019 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 eastbound right turn lane and westbound left turn lane on Piner Road at the site's access.</li> </ul>		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> <li>None</li> </ul>		
<b>Development Status: 79 lots have been platted and the remainder of the development is under construction. The right turn lane has been constructed.</b>		

### **Regional Transportation Plans:**

#### **STIP Project U-5790**

Proposal that will convert the intersection of Carolina Beach 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 begin in 2024.

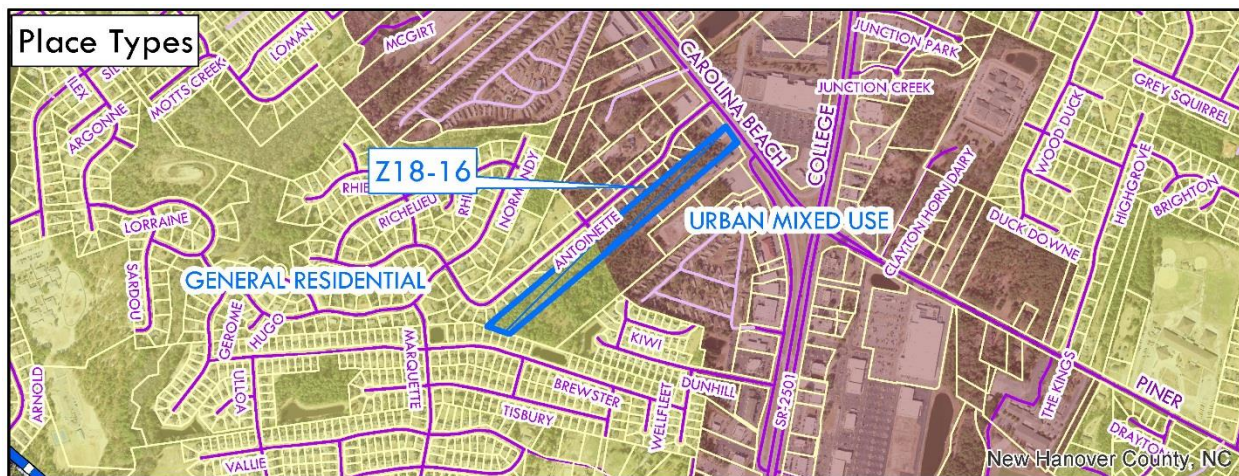


## ENVIRONMENTAL

- The property does not contain any Special Flood Hazard Areas or Natural Heritage Areas.
- No wetlands will be impacted by the site's development.
- The property is within the Motts Creek (C;Sw) watershed.
- Per the Classification of Soils in New Hanover County for Septic Tank Suitability, soils on the property consist of Class I (suitable/slight limitation), Class II (moderate limitation), and Class III (severe limitation) soils. However, the development will be served by public water and sewer.

## 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 and General Residential

Because of the general nature of place type borders, sites located in proximity to the boundaries between place types could be appropriately developed with the characteristics of either or both place types, allowing site-specific features and evolving development patterns in the surrounding area to be considered. The property is also located within the Monkey Junction Growth Node, an area where the Comprehensive Plan encourages new growth.



<b>Place Type Description</b>	<p><u>Urban Mixed Use</u>: promotes development of a mix of uses at higher densities. Types of uses encouraged include office, retail, mixed use, small recreation, commercial, institutional, single-family, and multi-family residential.</p> <p><u>General Residential</u>: focuses on lower-density housing and associated civic and commercial services. Types of uses include single-family residential, low-density multi-family residential, light commercial, civic, and recreational. Commercial uses should be limited to strategically located office and retail spaces, while recreation and school facilities are encouraged throughout.</p>
<b>Analysis</b>	<p>The proposed townhome development is located between existing lower density residential neighborhoods and the Carolina Beach Road commercial corridor, which is envisioned for the most intensive place type, Urban Mixed Use. This type of residential use is identified as appropriate in both place types.</p> <p>In general, the Comprehensive Plan designates areas along roadways for higher residential densities and a mix of uses and those near existing neighborhoods as General Residential in order to allow for an orderly transition of densities and intensities. The overall project density of 10.4 dwelling units per acre is considered moderate according to the range of densities outlined in the Comprehensive Plan. The design of this project locates the majority of the project's density in the Urban Mixed Use area and provides an appropriate transition between the existing lower density neighborhoods and the more intensive uses along Carolina Beach Rd.</p>
<b>Consistency Recommendation</b>	<p>The proposed townhome development is generally <b>CONSISTENT</b> with the density and mix of uses envisioned for the Monkey Junction Growth Node and the Comprehensive Plan's intent of providing an orderly transition of uses and densities from higher intensity to lower intensity areas. In addition, it contributes to the range of housing types available in this area.</p>

## PLANNING BOARD ACTION

The application was considered by the Planning Board at their October 3, 2019 meeting. At the meeting, three residents spoke in opposition citing concerns with drainage and traffic.

The Planning Board recommended approval (5-1) finding the application to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because the proposal would contribute to the mix of uses envisioned for the Monkey Junction Growth Node, will provide an orderly transition of uses and densities, and it will contribute to the range of housing types available in the area. The Board also found **APPROVAL** of the rezoning request is reasonable and in the public interest because the proposed development will connect to water and sewer services, is accessed by an arterial street, and will include roadway improvements that mitigate the traffic generated by the development.

In addition, the Planning Board added the following conditions:

1. A downstream stormwater analysis of the existing infrastructure serving the site shall be conducted. The analysis shall include the ownership of the infrastructure, and the party or parties responsible for its maintenance and improvement.
2. The stormwater pond shall be aerated.
3. The townhomes shall be limited to two stories.
4. The required bufferyard shall be opaque.

As required in the first condition, the applicant has provided a downstream stormwater analysis which is included in the Board's packet. Therefore, the condition is no longer included in the suggested conditions of approval.

### **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.