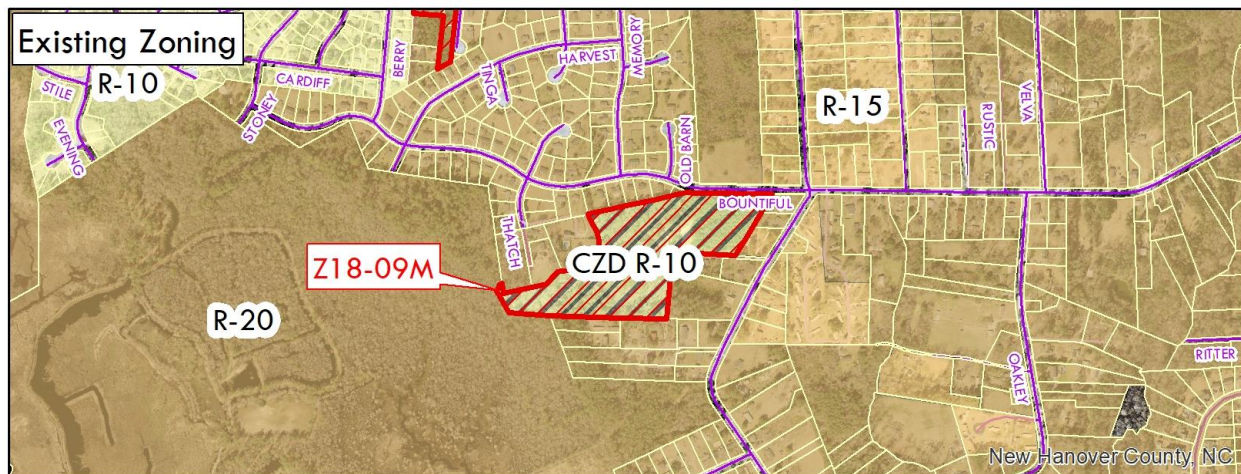


STAFF SUMMARY FOR **Z18-09M**

CONDITIONAL ZONING DISTRICT APPLICATION

APPLICATION SUMMARY	
Case Number: Z18-09M	
Request: Modification of a (CZD) R-10 District	
Applicant: Cindee Wolf with Design Solutions	Property Owner(s): CH Bountiful Operating, L.L.C.
Location: 500 Block of Bountiful Lane	Acreage: 16.76 acres
PID(s): R03300-001-037-000	Comp Plan Place Type: General Residential
Existing Land Use: Undeveloped	Proposed Land Use: Performance residential subdivision
Current Zoning: (CZD) R-10	Proposed Zoning: (CZD) R-10



SURROUNDING AREA		
	LAND USE	ZONING
North	Single-Family Residential (Walnut Hills)	R-20, R-15
East	Single-Family Residential (Oakley Road Mobile Home Park)	R-20, R-15
South	Single-Family Residential	R-20
West	Single-Family Residential, Undeveloped	R-20



ZONING HISTORY

July 1, 1974	Initially zoned R-20 (Area 10A)
August 20, 2018	Conditionally rezoned to (CZD) R-10

COMMUNITY SERVICES

Water/Sewer	Water and sewer service is available through CFPUA.
Fire Protection	New Hanover County Fire Services, New Hanover County Northern Fire District, New Hanover County Station Wrightsboro
Schools	Wightsboro Elementary, Holly Shelter Middle, and New Hanover High Schools
Recreation	Optimist Park

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

Conservation	The applicant has obtained a Jurisdictional Determination from the US Army Corps of Engineers. This determination signifies the existence wetlands located on the subject property. Generally, the wetlands are located on the western portion of the site within open space areas outside of individual lots.
Historic	No known historic resources
Archaeological	No known archaeological resources

CURRENT CONCEPTUAL SITE PLAN

- The conditional zoning district (Case# Z18-09) was approved as a performance residential development consisting of 55 townhomes, conditioned to have 2 bedrooms, and one story.

Approved Site Plan:



PROPOSED CONCEPTUAL SITE PLAN

- This application proposes to modify the existing conditional zoning district (Case # Z18-09) to construct a performance residential development consisting of 35 single-family detached homes with 3 bedrooms and two-stories with a maximum height of 35 feet.
- A performance residential development provides flexibility in the design of subdivisions by not requiring a minimum lot size and by allowing for multiple housing types. However, these types of developments are subject to a maximum density requirement. Performance developments within the R-10 district are permitted a maximum density of 3.3 dwelling units per acre, which equates to a maximum of 55 dwelling units on the subject property. The applicant has proposed 35 dwelling units with a density of 2.16 dwelling units per acre.
- By not requiring a minimum lot size, performance developments allow flexibility for additional land to be utilized for open space and stormwater purposes. In this case the applicant has proposed that 60% of the approximate 16.76 acres be preserved as open space. Preservation of existing trees located on the western portion of the parcel in the proposed open space area will create a buffer between the proposed homes and the existing neighborhood.

Proposed Site Plan:



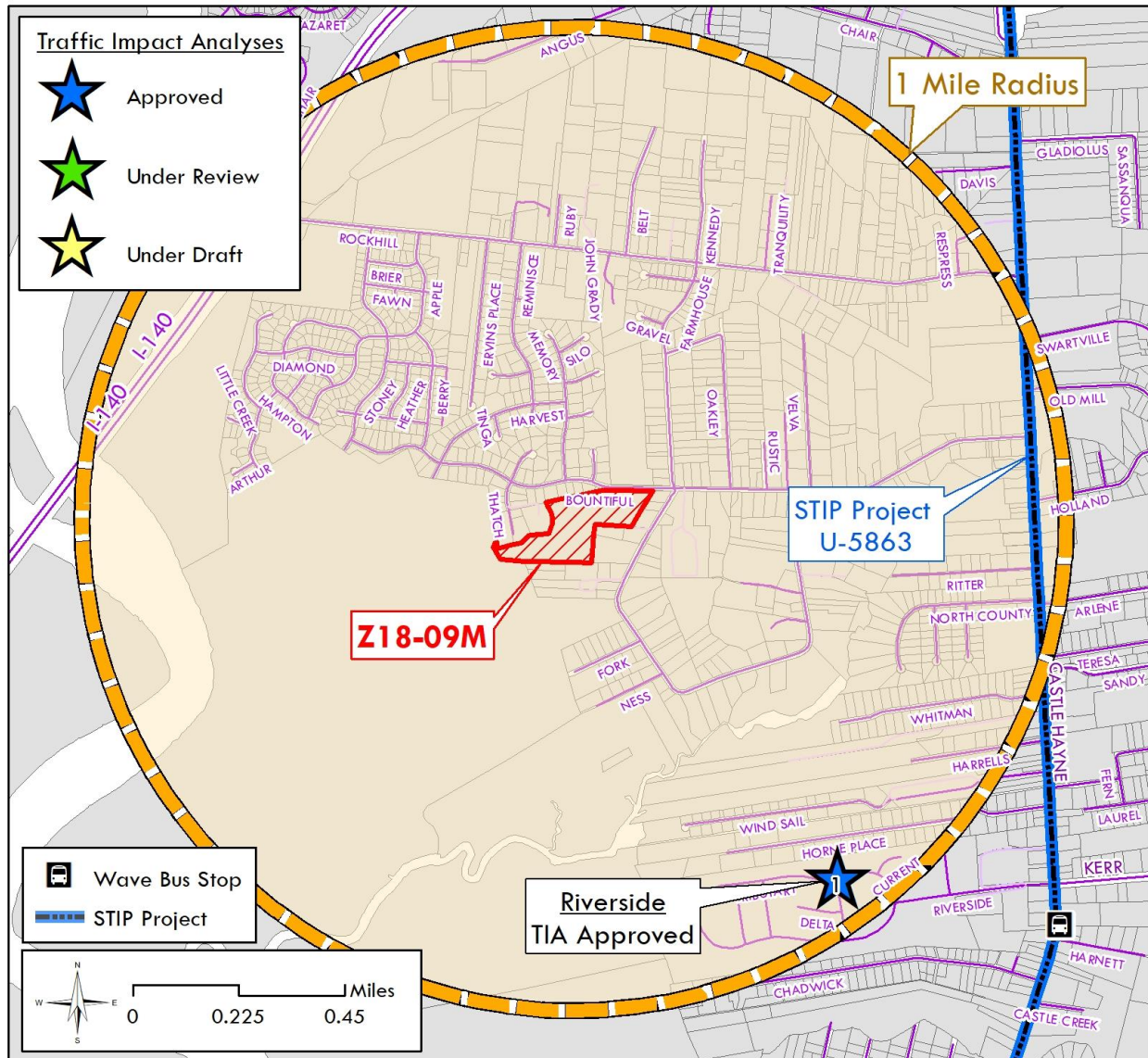
TRANSPORTATION

- Access is provided to the subject property by Bountiful Lane (SR 2600) which connects to Castle Hayne Road (NC 133) by way of and Oakley Road (SR 1329).
- As part of the development review process, the applicant must obtain a driveway permit from the NCDOT.
- Typically, single-family dwellings generate approximately one trip in the peak hours, while townhomes generate approximately 0.5 trips in the peak hours
- The applicant was not required to conduct a Traffic Impact Analysis (TIA) because the proposed development is not expected to generate more than 100 trips during peak hours.
- According to the applicant the peak hour trips generated from 35 single-family homes are estimated to be about 26 trips in the AM and 35 trips in the PM. The existing site plan with 55 townhomes is estimated to be about 25 trips in the AM and about 31 trips in the PM which results in a net increase of about 1 trip in the AM and about 4 trips in the PM.
- Because a TIA was not required to analyze intersection impacts, staff has provided the volume to capacity ratio for Castle Hayne 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 to accommodate the small change in estimated trips.

Traffic Counts - 2018

Road	Location	Volume	Capacity	V/C
Castle Hayne Road	1,000 feet south of Rockhill Road	14,256	15,860	0.90

Nearby Planned Transportation Improvements and Traffic Impact Analyses



Nearby NC STIP Projects:

- STIP Project U-5863
 - Project to widen Castle Hayne Road from I-140 to MLK Parkway.
 - Current production schedule for this project is to begin right-of-way acquisition in 2020 and bidding of the project in 2022. However, the draft STIP, which will be finalized in September, has moved the dates for right-of-way acquisition to 2021 and bidding of the project to 2024.

- This project will widen Castle Hayne Road by adding a center turn lane or median to certain sections of the Road.
- Based on the preliminary 25% plans, left turns to enter and exit Chadwick Ave (the residential community directly south of the site) would still be permitted. However, a median would be installed along Horne Place Drive (a residential community located north of
- NCDOT will install a traffic signal at the intersection of Oakley Road and Castle Hayne Road. According to the NCDOT the project is on hold due to budget restrictions.

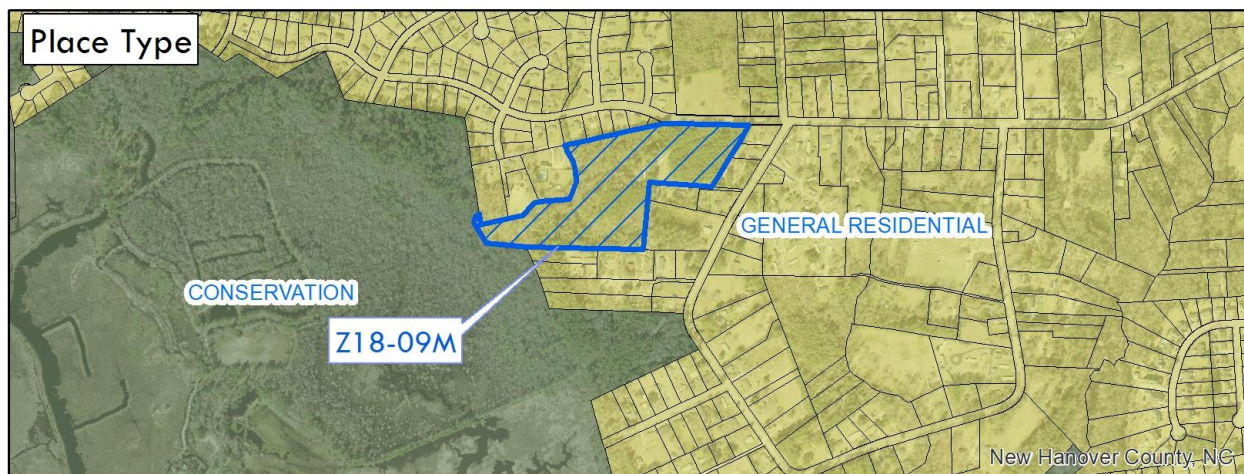
Nearby Traffic Impact Analyses:

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.

Proposed Development	Land Use/Intensity	TIA Status
1. Riverside	<ul style="list-style-type: none"> • Phase 1: 100 single-family dwellings • Phase 2: 65 single-family and homes 72 multi-family units 	<ul style="list-style-type: none"> • Approved August 13, 2015 • 2019 Build Out Year
<p>The TIA required improvements be completed at the intersection of N. Kerr Avenue and Castle Hayne Road. The notable improvements consisted of:</p> <ul style="list-style-type: none"> • Installing a separate eastbound right turn lane and extending the existing eastbound left turn lane on Riverside Drive at the intersection of Castle Hayne Road. • Signal modification 		
Nearby Proposed Developments included within the TIA:		
<ul style="list-style-type: none"> • River Bluffs • Trasco (Fedex) Distribution Center 		
<p>Development Status: Subdivision infrastructure is under construction. Currently a temporary signal layout and temporary markings are installed. Final signal layout and markings have been designed and NCDOT is coordinating a timeline for installation with the developer.</p>		

ENVIRONMENTAL

- The property does not contain any Special Flood Hazard Areas or Natural Heritage Areas.
- The applicant has found no evidence of regulated wetlands within area of the property to be developed.
- 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 (moderate limitation) and Class III (severe limitation) soils, however, the project will connect to CFPWA sewer services.



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. 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	General Residential
Place Type Description	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.
Analysis	The intent of the General Residential place type is to preserve existing residential neighborhoods and provide opportunities for similar lower density residential development and supportive commercial, civic, and recreational development. The proposed modification of the R-10 conditional zoning district would still allow for the conservation of several acres of land and provide residential development at a density consistent with the intent of this place type and similar adjacent residential neighborhoods.
Consistency Recommendation	The proposed modification to the conditional R-10 zoning district is generally CONSISTENT with the 2016 Comprehensive Plan because it provides residential development similar to the density of adjacent neighborhoods and is in line with the density recommendations for General Residential.

PLANNING BOARD ACTION

The Planning Board considered this application at their November 7, 2019 meeting. At the meeting, no members of the public spoke in opposition or in support of the proposed modification. The Board recommended approval (7-0), finding 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. The Planning Board also found **APPROVAL** of the modification to the existing conditional R-10 district reasonable and in the public interest because it provides for infill residential development that is compatible with the existing pattern of the area, while protecting environmental resources by clustering structures and infrastructure.

STAFF RECOMMENDATION

Staff concurs with the Planning Board's recommendation.