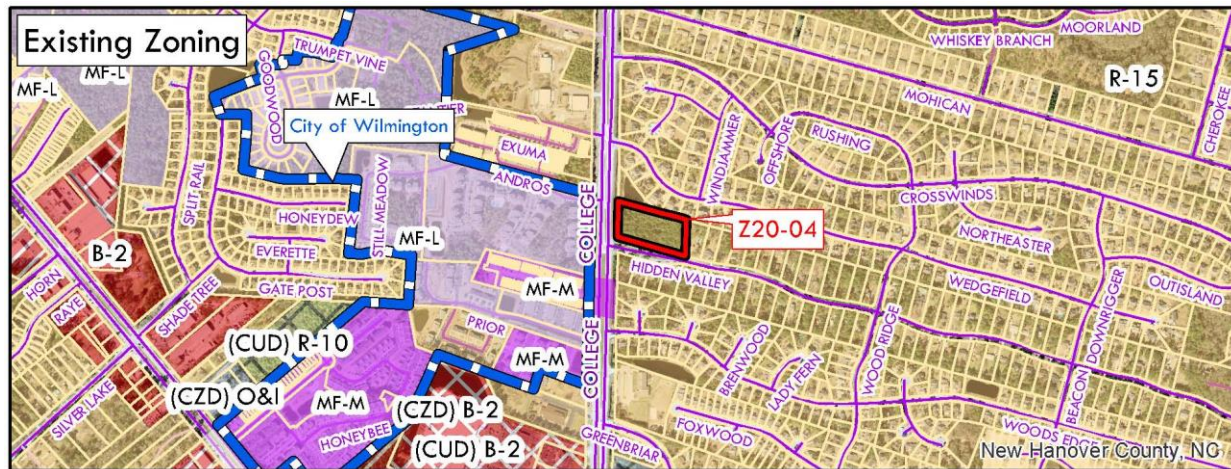


STAFF REPORT FOR Z20-04

CONDITIONAL ZONING DISTRICT APPLICATION

APPLICATION SUMMARY	
Case Number: Z20-04	
Request: Zoning Map amendment to rezone 3.0 acres from R-15 to (CZD) R-5 to develop 22 townhomes	
Applicant: Cindee Wolf with Design Solutions	Property Owner(s): Trinity Reformed Orthodox Church
Location: 4725 S. College Road	Acreage: 3.0
PID(s): R07100-004-012-001	Comp Plan Place Type: Community Mixed Use
Existing Land Use: Undeveloped	Proposed Land Use: Dual-Unit Attached & Quadraplex Dwellings (2- 4- unit townhome structures)
Current Zoning: R-15	Proposed Zoning: (CZD) R-5 Moderate-High Residential



SURROUNDING AREA		
	LAND USE	ZONING
North	Single-Family Residential	R-15
East	Single-Family Residential	R-15
South	Single-Family Residential, Institutional	R-15
West	S. College Road Right-of-Way, Multi-Family Residential	MF-L (City of Wilmington)



ZONING HISTORY

October 15, 1969	Initially zoned R-15 (Masonboro)
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COMMUNITY SERVICES

Water/Sewer	Water and sewer services are available through CFPUA. Specific design will be determined during site plan review.
Fire Protection	New Hanover County Fire Services, New Hanover County Southern Fire District, New Hanover County Station Myrtle Grove
Schools	Bellamy Elementary, Myrtle Grove Middle, and Ashley High schools For more information, see the full School statistics below.
Recreation	Myrtle Grove School Park, Arrowhead Park, Trails End Park

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

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

APPLICANT'S PROPOSED CONCEPTUAL PLAN



Above: Applicant's Conceptual Plan with Staff Markups

- The applicant is proposing to rezone approximately 3.0 acres from R-15 to (CZD) R-5 for the development of townhomes near the intersection of Hidden Valley Road and South College Road. The proposed conceptual plan indicates the residential development will consist of 22 dwelling units with a maximum of 4 units in any structure.
- A 20-foot perimeter setback and bufferyard is required along the northern and eastern property boundaries because the proposed development is adjacent to single-family dwellings within the Hidden Valley and Wedgefield subdivisions. In addition, the dwelling units are restricted to a maximum height of 35 feet. Compliance with these provisions, along with all other standards of the R-5 zoning district, will be reviewed by the Technical Review Committee during the subdivision review process.
- New Hanover County Engineering staff have indicated the Hidden Valley subdivision, along with other neighborhoods in the vicinity, have on-going drainage issues that existed prior to Hurricane Florence because they are situated in a lower area between College Road and Masonboro Loop Road with a portion of the stormwater runoff draining west to College Road towards Mott's Creek and the remainder draining to Masonboro Loop Road towards Whiskey Creek. In addition, there have been drainage issues identified along the NCDOT right-of-way (College Road) and in the backyards of Hidden Valley residents.

- Engineering staff has submitted a FEMA Hazard Mitigation Grant Program proposal to determine potential mitigation and/or improvement projects to help with issues in this area. In addition to possible federal funding, the County's Stormwater Services program will begin maintenance and capital improvement projects in July 2020.

ZONING CONSIDERATIONS

- 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 additional dwelling allowance permit is not permitted in the R-5 district, and the number of permitted nonresidential uses is reduced.
- The current zoning of the property (R-15) would allow up to 8 dwelling units at a maximum density of 2.5 dwelling units per acre under the performance residential standards. The applicant is proposing 22 townhomes at a net density of 7.33 dwelling units per acre, which is below the maximum density of the R-5 district (8 dwelling units per acre), as well as the recommended density of the Comprehensive Plan's Community Mixed Use Place Type (12-15 dwelling units per acre).

	R-15	R-5	Proposed (CZD) R-5
Min Lot Size (Conventional)	15,000 sf	5,000 sf	N/A
Base Density (Performance)	2.5 du/ac (8 total units)	8 du/ac (24 total units)	7.33 du/ac (22 total units)
Additional Dwelling Allowance Permit	10.2 du/ac (31 total units)	N/A	N/A
Permitted Housing Types	Single-family, mobile home, duplex, townhomes, multi-family	Single-family, duplex, townhome (max 4-units/building)	Townhomes (max 4-units/building)
Nonresidential Uses	≈ 20 uses w/ SUP (convenience stores, kennels, camping) ≈ 15 uses by-right (wholesale nurseries, stables)	≈ 10 uses w/ SUP (recreation establishments, day care centers) ≈ 10 uses by-right (parks, libraries, churches)	N/A

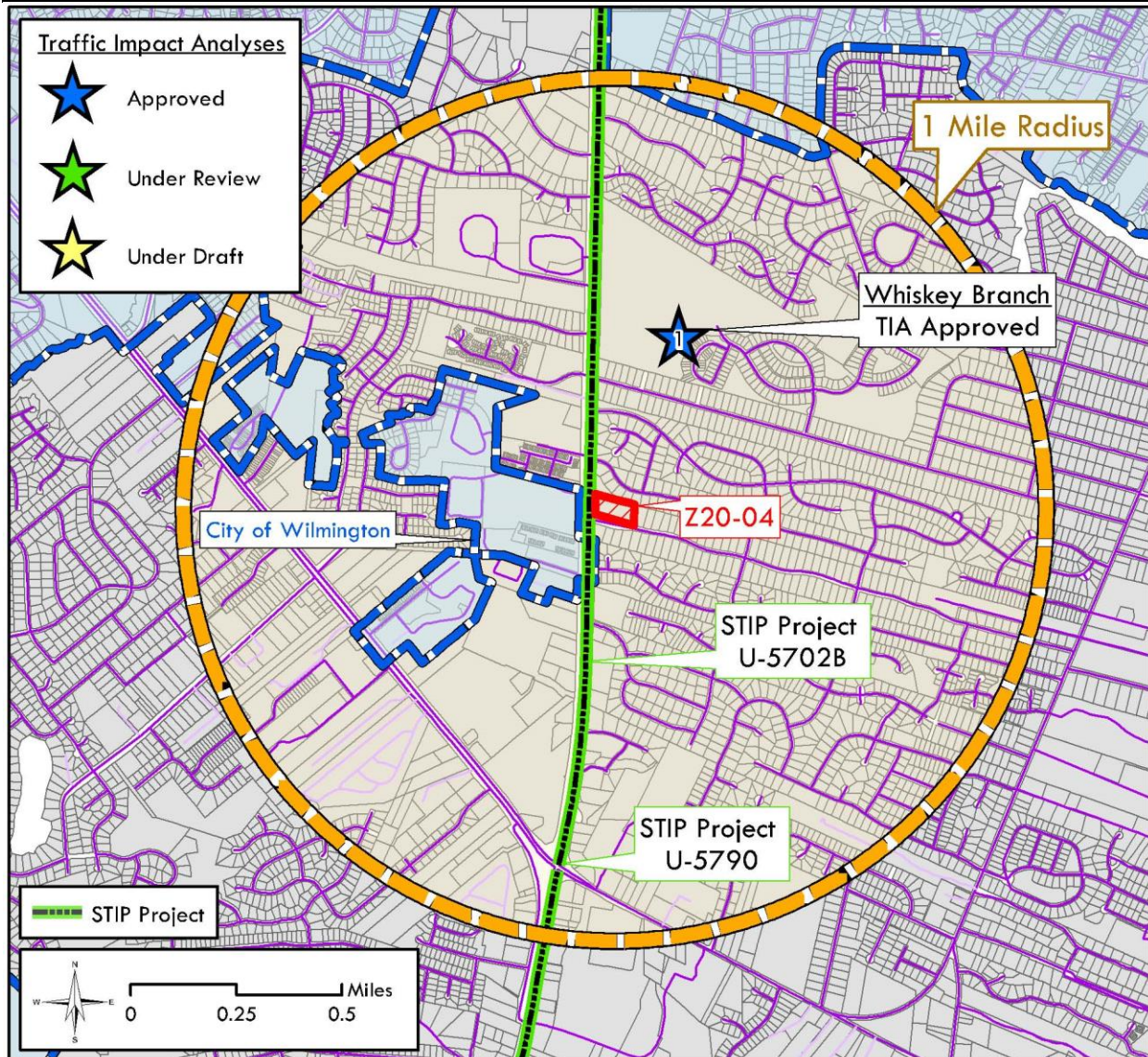
TRANSPORTATION

- The conceptual plan shows access is provided to the subject property by Hidden Valley Road (SR 1704) which connects to South College Road, approximately 500 feet to the west. Hidden Valley Road currently has a divided median near the intersection with South College Road separating traffic entering and exiting the existing Hidden Valley subdivision.
- There are no turning movement restrictions for both traffic entering or exiting the proposed subdivision. The driveway location Hidden Valley Road allows traffic generated by the subdivision to access both South College Road to the west or Masonboro Loop Road to the east. A driveway permit will be required to access the site via Hidden Valley Road. Additional review will be conducted during the driveway permitting process.
- Typically, townhomes generate approximately 0.5 trips in the peak hours, while single-family dwellings generate approximately one trip in the peak hours. A by-right residential development on the site under the current zoning would allow 8 dwelling units, which is estimated to generate about 11 trips in the AM peak hours and 9 trips in the PM peak hours. Under the proposed R-5 zoning, 22 townhomes could be constructed on the site, which is estimated to generate about 12 trips in the AM peak hours and 16 trips in the PM peak hours. The expected net difference in traffic would be an increase of 1 AM and 7 PM peak trips.
- Because the proposed use does not meet the 100 peak hour trips threshold to require a TIA, staff has provided the volume to capacity ratio for South College 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 intersections is generally considered a more effective measure when determining the Level of Service of a roadway. However, the available volume to capacity data indicates capacity currently exists in this area to support the expected minor increase in traffic projected if this request is approved.

Traffic Counts - 2018

Road	Location	Volume	Capacity	V/C
South College Road	3700 Block (south of S. 17 th Street)	47,124	49,248	0.96
South College Road	5200 Block (north of S. College Road/Carolina Beach Road)	32,452	49,248	0.66

Nearby Planned Transportation Improvements and Traffic Impact Analyses



Nearby NC STIP Projects:

- STIP Project U-5702B
 - Proposal that will install access management and travel time improvements to S. College Road from Shipyard Boulevard to Carolina Beach Road. This project is currently unfunded.
- 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 be in 2024.

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. Whiskey Branch	<ul style="list-style-type: none">Phase 1A: 88 Single-Family Dwellings, 82 TownhomesPhase 1B: 325 ApartmentsPhase 2: 50,000 sq. ft. of General Office, 150,000 sq. ft. of Shopping Center	<ul style="list-style-type: none">TIA originally approved August 25, 2017Revised TIA approved October 10, 2019
<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">Phase 1B:<ul style="list-style-type: none">Construct southernmost site access and restrict to right-in/right-out (roughly across from Pine Hollow Drive)Full Build:<ul style="list-style-type: none">Install traffic signal at the unsignalized U-turn pair north of Mohican Trail.Construct a southbound signalized left turn lane on S. College Road at the northernmost site access (roughly across from The Gardens Condominiums)Construct a southbound to northbound U-turn south of Weybridge LaneConstruct a northbound to southbound U-turn north of Weybridge Lane.		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none">None		
Development Status: 156 lots in Phase 1 have been platted at this time.		

SCHOOLS

- Students generated from this development would be assigned to Bellamy Elementary, Myrtle Grove Middle, and Ashley High schools. Students may apply to attend public magnet, year-round elementary, or specialty high schools.
- Eight dwelling units would be permitted under the current R-15 zoning base density, and 22 units would be allowed under the proposed zoning for an increase of 14 dwelling units
- Based on average student generation rates,* there are an average of 0.24 public school students (0.11 for elementary, 0.05 for middle, and 0.08 for high) generated per dwelling unit across New Hanover County. The proposed development can be estimated to generate 3.4 (1.5 elementary, 0.8 middle, and 1.1 high) more students than if developed under existing zoning.

*Average student generation rates are calculated by dividing the projected New Hanover County public school student enrollment for the 2020-2021 school year by the estimated number of dwelling units in the county. While different housing types and different locations typically yield different numbers of students, these average generation rates can provide a general guide for the number of students to anticipate. Total projected student enrollment was used, which includes students attending out-of-district specialty schools, such as year-round elementary schools, Isaac Bear, and SeaTECH.

School Enrollment* and Capacity**—2021-2022 Estimates

Level	Total NHC % Capacity	School	Enrollment of Assigned School	Capacity of Assigned School w/ Portables	% of Capacity of Assigned School	Funded Capacity Upgrades
Elementary	97%	Bellamy	465	499	93%	None
Middle	107%	Myrtle Grove	714	738	97%	None
High	105%	Ashley	1869	1776	105%	None

*Enrollment is based on projected New Hanover County Schools enrollment for the 2020-2021 school year.

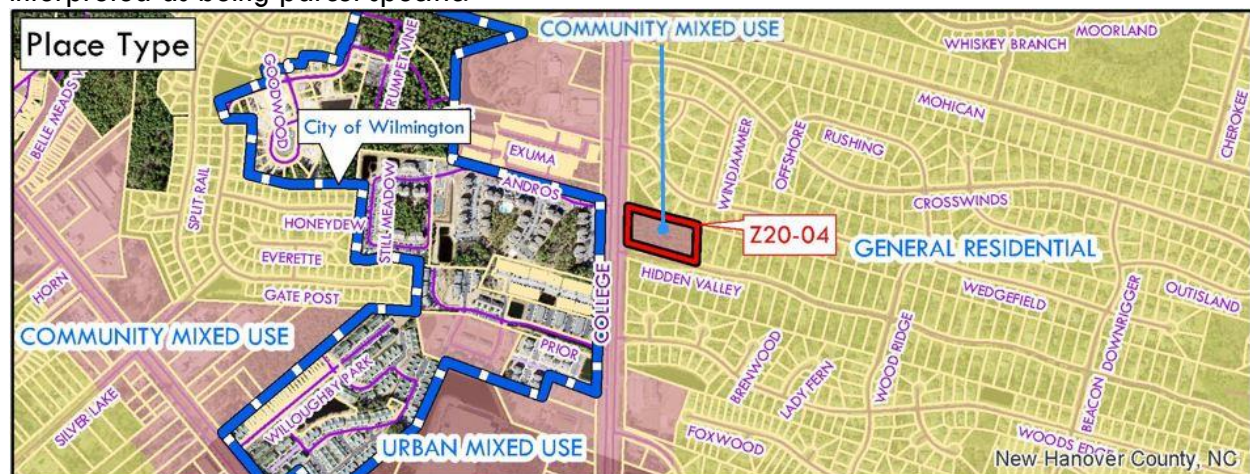
**Capacity calculations were determined by New Hanover County Schools for the 2020-2021 school year and are based on NC DPI Facility Guidelines & Class Size Requirements. Modifications refer to specific program requirements unique to a particular school. These may include exceptional children's classrooms beyond the original building design; classrooms to serve a unique population such as ESL; or classrooms designated for art and music if the building wasn't specifically designed with those spaces.

ENVIRONMENTAL

- The property does not contain any Special Flood Hazard Areas or Natural Heritage Areas.
- Existence of wetlands will be verified during the development review process.
- The property is within the Whiskey Creek (SA;HQW) 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 site will be served by CFPWA 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	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	<p>The subject property is located at the corner of S. College Road and Hidden Valley Road, just north of the Carolina Beach Road and South College Road intersection (Monkey Junction). It is designated Community Mixed Use, which is common for areas along highway corridors. This place type assignment is intended to support more density near major roads with a transition to lower densities adjacent to existing lower intensity residential neighborhoods.</p> <p>Existing development along this section of Carolina Beach Road includes townhome and multi-family units along the west side (south bound) of the South College Road corridor. The subject parcel is one of the few parcels on the east side (north bound) of South College Road where there is opportunity to provide housing options other than detached single-family homes. Housing forms such as townhomes tend to use land more efficiently and be smaller in size, making new units more affordable and providing a greater range of housing price points in the area.</p> <p>The Comprehensive Plan identifies a suggested density range for residential development in each place type to assist in identifying what might be appropriate depending on the context of a site and adjacent development patterns. The Community Mixed place type calls for up to 15 multi-family dwelling units per acre and 8 dwelling units an acre for single family residential. The proposed density at 8 units an acre falls in line with the place type. The 7.3 unit per acre density of the proposed townhome development is in line with this recommendation and would provide the intended transition from higher density uses along South College Road to the lower density existing neighborhoods.</p>
Consistency Recommendation	The proposed (CZD) R-5 rezoning is generally CONSISTENT with the Comprehensive Plan's intent of providing an orderly transition of residential densities from higher intensity to lower intensity areas, is in line with density range recommended for the Community Mixed Use place type, and provides for the provision of a range of housing choice and diversity in the area.

STAFF RECOMMENDATION

The proposed R-5 rezoning is generally **CONSISTENT** with the 2016 Comprehensive Plan because it contributes to providing a mix of housing options in the area, provides for the orderly transition of between existing lower density residential neighborhoods and South College Road, and the overall project density is in-line with those recommended in the Community Mixed Use place type.

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

I move to **APPROVE** the proposed rezoning to a conditional R-5 district. I find it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because the proposal provides an orderly transition of residential densities from higher intensity to lower intensity areas and provides for the provision of a range of housing choice and diversity in the area. I also find **APPROVAL** of the rezoning request is reasonable and in the public interest because the proposal is in line with the density range recommended for the Community Mixed Use place type, and it 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 conditional R-5 district. While I find it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because the proposal provides an orderly transition of residential densities from higher intensity to lower intensity areas and provides for the provision of a range of housing choice and diversity in the area, 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.