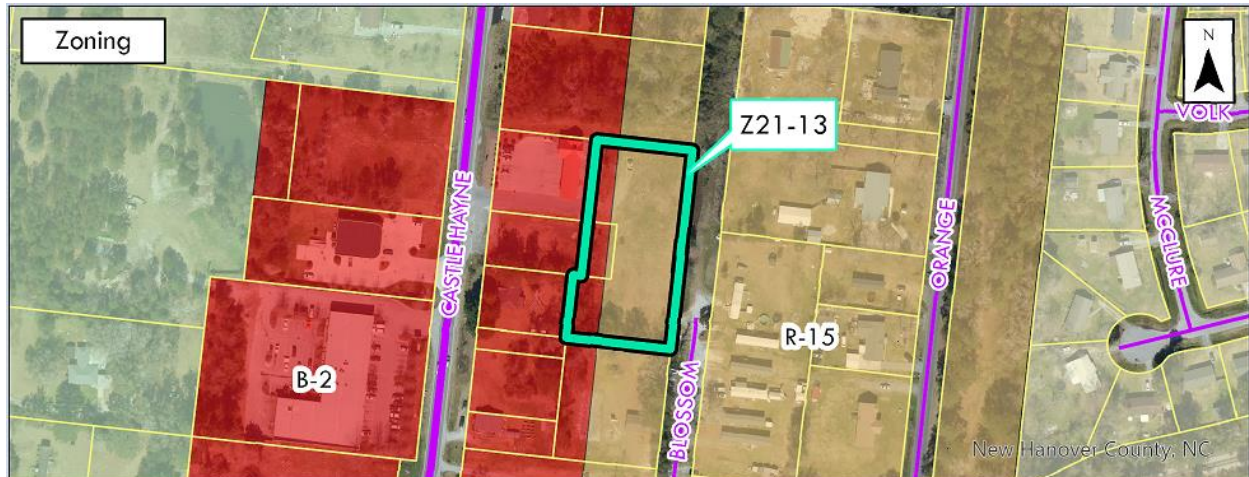


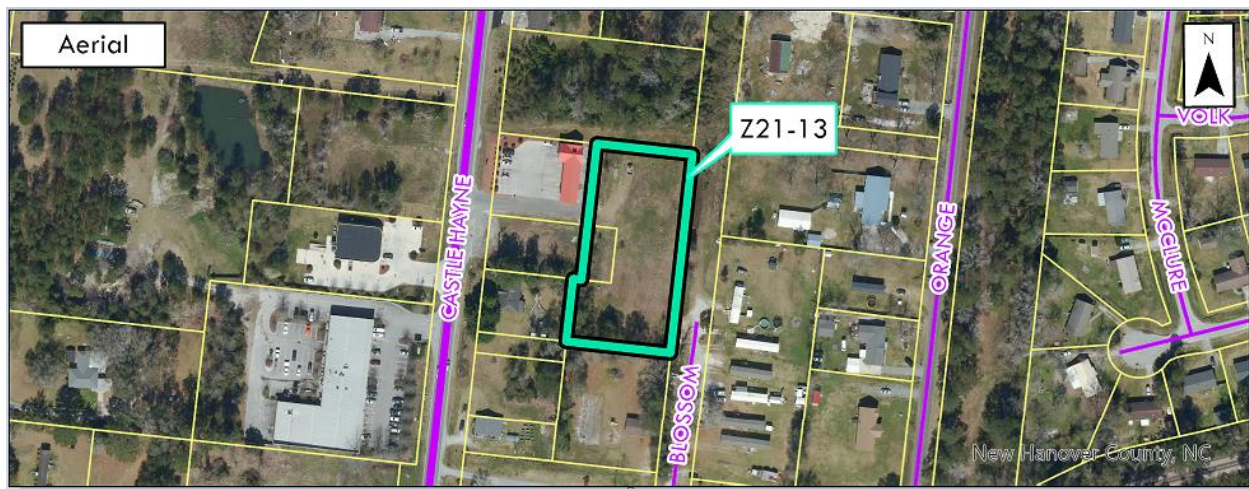
STAFF REPORT OF Z21-13

CONDITIONAL REZONING APPLICATION

APPLICATION SUMMARY	
Case Number: Z21-13	
Request: Rezone approximately 1.15 acres from B-2, Regional Business, and R-15, Residential to (CZD) B-2, Conditional Regional Business	
Applicant: Cindee Wolf with Design Solutions	Property Owner(s): Coastal Carolina Car Wash, LLC
Location: 6016 & 6100 Castle Hayne Road	Acreage: 1.15
PID(s): R01109-004-003-000, R01109-005-001-000	Comp Plan Place Type: Community Mixed Use
Existing Land Use: Undeveloped	Proposed Land Use: Two commercial flex space buildings limited to the following uses: <ul style="list-style-type: none"> -Indoor Recreation Establishment -Repair Shop (no Outdoor Activity) -Contractor Office (no Outdoor Storage) -Offices for Private Business and Professional Activities -Personal Services (General) -Instructional Services & Studios -Retail Sales (Building and Construction Supplies) -General Retail Sales -Outdoor RV and Boat Trailer Storage
Current Zoning: B-2, Regional Business, & R-15, Residential	Proposed Zoning: (CZD) B-2, Conditional Regional Business



SURROUNDING AREA		
	LAND USE	ZONING
North	Undeveloped	B-2, R-15
East	Residential	R-15
South	Commercial Services	B-2, R-15
West	Commercial Services including but not limited to Dollar General, NHC ABC, HWY 55 Burgers Shakes & Fries, Coastal Carolina Carwash	B-2



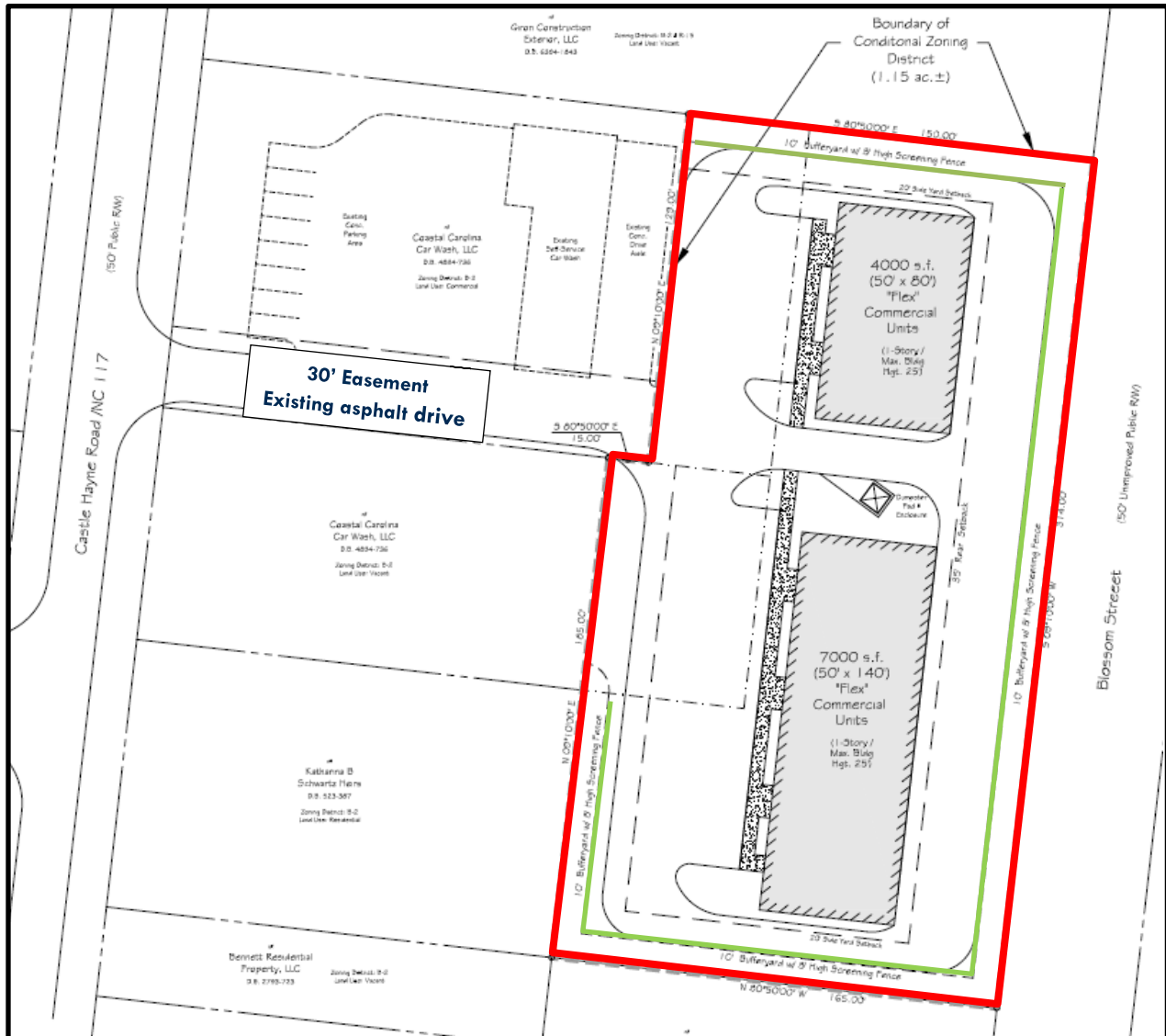
ZONING HISTORY	
July 1, 1985	Initially zoned Castle Hayne District

COMMUNITY SERVICES	
Water/Sewer	Water services are not available through CFPWA. Currently, sanitary sewer capacity is available through CFPWA. The applicant is pursuing the extension of the CFPWA public main line currently stubbed at Castle Hayne Road and Castle Avenue. This is a joint effort between additional landowners along the Castle Hayne Road frontage.
Fire Protection	New Hanover County Fire Services, New Hanover County Northern Fire District, New Hanover County Castle Hayne Station
Schools	Castle Hayne Elementary, Holly Shelter Middle, and Laney High Schools
Recreation	Riverside 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



Includes Staff Markups

- The applicant is proposing to rezone approximately 1.15 acres from B-2, Regional Business, and R-15, Residential to (CZD) B-2, Conditional Regional Business. There will be two

structures, one 4,000 square feet and the other 7,000 square feet intended for commercial flex space.

- Under the proposed conditional B-2 zoning, permissible uses on the site would be limited to the following:
 - indoor recreation establishment (e.g., a video arcade or indoor sports gymnasium)
 - repair shop without outdoor activity (e.g., a phone or computer repair shop)
 - contractor office without outdoor storage of materials
 - business or professional office (e.g., tax services or realtor office)
 - personal services (e.g., barber shop or nail salon)
 - instructional services & studios (e.g., dance studio, gym class)
 - retail sales
 - RV and boat trailer storage
- Access to the site is provided by a 30' access easement through Coastal Carolina Carwash. As shown on the site plan, parking is located on the Castle Hayne Road corridor side of the property, away from existing adjacent residential uses.
- The applicant is proposing a buffer along Blossom Street to reduce impacts on adjacent residents. No access is provided from Blossom Street.

ZONING CONSIDERATIONS

- The subject site is split-zoned B-2, Regional Business, and R-15, Residential. The intent of the B-2 district is to provide for the appropriate location and design of auto-oriented uses that meet the needs of the motoring public or that rely on pass-by traffic. The purpose of the R-15 Residential District is to serve as a transition between very low-density residential development patterns and smaller lot, more dense residential areas of the County.
- When zoning was initially applied in this area, a strip of B-2 zoning approximately 190 feet in width was established along the eastern side of Castle Hayne Road with the remainder of the property zoned R-15. The strip of R-15 served as a buffer between business and residential use. At the time, the few zoning classifications did not allow for many options for commercial and residential districts, resulting in high intensity commercial directly abutting low density residential.
- The subject site was previously used as a mobile home park, however that use has since been discontinued. The R-15 portion and the parcel at 6016 Castle Hayne Road are currently undeveloped.
- The property is located within the commercial area of Castle Hayne. This area includes general office, retail, and restaurant uses. Single-family housing surrounds the commercial area and is located directly east of the property along Blossom Street, an unimproved public right-of-way.
- While the site is zoned B-2 and R-15, it directly abuts B-2 zoning within the Castle Hayne commercial node and R-15 to the east.
- Current R-15 zoning would allow up to 3 dwelling units on the 1.15-acre site at a density of 2.5 du/ac..

- The subject 1.15-acre site is currently part of a parent parcel approximately 2.00 acres in area. The residual property is not included with this proposal and will remain zoned B-2.
- The proposed site plan would be subject to technical review to ensure compliance with applicable County and State regulations, including applicable site design and approval provisions within the UDO.

AREA SUBDIVISIONS UNDER DEVELOPMENT

- The property is not within one mile of any subdivisions under development.

TRANSPORTATION

- Access will be provided to the subject property from Castle Hayne Road, an NCDOT-maintained minor arterial street, through a 30-foot access easement across the existing Coastal Carolina Carwash lot.
- The proposed driveway will consist of one egress lane and one ingress lane. A parking lot cross-access connection will also be provided to the undeveloped portion of the parent parcel.
- As currently zoned, it is estimated the site would generate about 3 trips during the peak hours if developed at the permitted density. The most intensive use allowed under the proposed rezoning would be estimated to result in an increase of up to approximately 32 AM peak trips and 72 PM peak trips.

	Intensity	Approx. Peak Hour Trips
Existing Development:	Undeveloped	0 AM / 0 PM
Typical Development under Current Zoning:	3 Single-Family Dwellings	2 AM / 3 PM
Highest Intensity Under Proposed Rezoning:	11,000 Square Feet General Retail Sales	35 AM / 75 PM

- The estimated traffic generated from the site is under the 100 peak hour threshold that triggers the ordinance requirement for a Traffic Impact Analysis (TIA).
- Because a TIA is not required to analyze transportation impacts at this time, Staff has provided the volume to capacity ratio for the adjacent roadway 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.

NCDOT Average Annual Daily Traffic (AADT) - 2019

Road	Location	Volume	Capacity	V/C
Castle Hayne	6100 block	19,494	17,375	1.12 (F)

- Before any development can occur on this site, the Technical Review Committee will review all plans for compliance with applicable land use regulations, including any recommended roadway improvements that may be required through the NCDOT Driveway permitting process.

Nearby Planned Transportation Improvements and Traffic Impact Analyses

- The property is not in range of any planned Transportation Improvement Projects nor Traffic Impact Analyses.

ENVIRONMENTAL

- The property is not within a Natural Heritage Area or Special Flood Hazard Area.
- The property is within the Holly Shelter Creek watershed.
- Per the Classification of Soils in New Hanover County for Septic Tank Suitability, soils on the property consist of Class I soils (suitable/slight limitation).

OTHER CONSIDERATIONS

REPRESENTATIVE DEVELOPMENTS

Representative Developments of R-15:



Page's Corner in Ogden



Clay Crossing

Representative Developments of B-2:

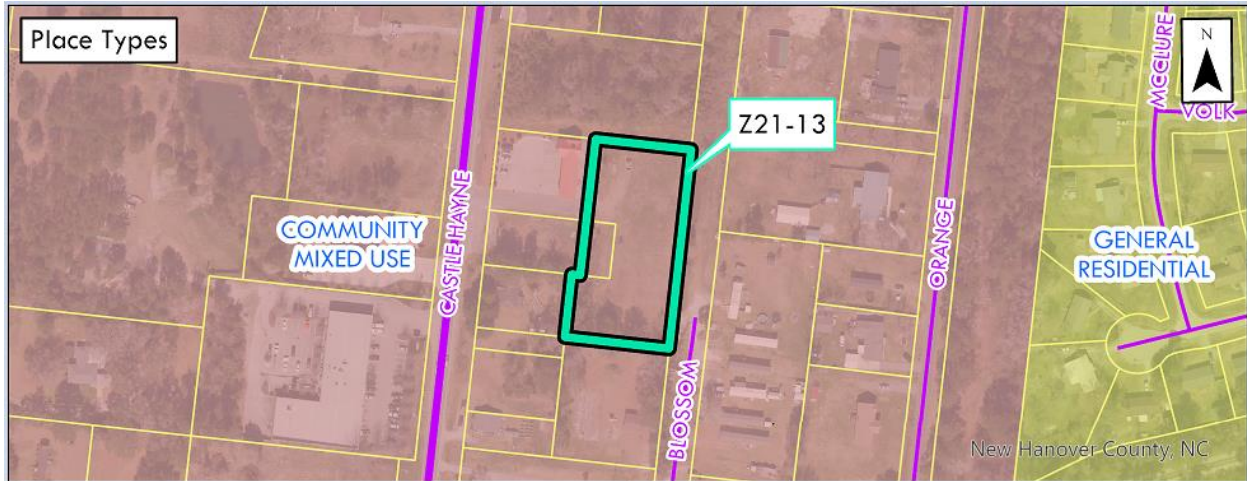


Context and Compatibility

- The property is located along Castle Hayne Road, which is identified as a Minor Arterial on the WMPO Functional Classification Map.
- The site abuts the Castle Hayne commercial node on 3 sides and is adjacent to single family homes to the east on Blossom Street.
- The site plan positions the two commercial buildings to the back of the property near Blossom Street. There would be no vehicular access to Blossom Street from the site. An 8' fence shall be provided along with the required buffer (UDO Table 5.4.3.B.1) where the CZD B-2 abuts existing residential uses.
- The development would have no impact on the school system.
- The business seeking the rezoning owns the existing car wash at 6100 Castle Hayne Road, at the front of the property.

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.



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 in a transitional area near the Castle Hayne commercial services node and, ideally would provide for the needs of adjacent residential neighborhoods. The Comprehensive Plan classifies properties along the Castle Hayne Road corridor as Community Mixed Use. It is the intent of the plan to allow for the continued growth of this node with commercial services and moderate density residential development while also providing a transition between the lower density housing to the east and the high intensity Castle Hayne Road Corridor.</p> <p>The subject site’s location on the boundary of the existing commercial node makes it appropriate for lower intensity commercial uses that will help provide that transition, such as the limited number of uses proposed for the flex commercial space. The proposed project can provide lower-intensity commercial services for nearby residents as well as commuters since Castle Hayne Road is an important commuter route to and from Pender County.</p>

	In addition, the proposed development will allow for the types of commercial uses that would be appropriate in a Community Mixed Use place type and would provide services to the surrounding community.
Consistency Recommendation	The proposed rezoning for CZD B-2 is generally CONSISTENT with the Comprehensive Plan because it will allow for the types of commercial uses encouraged in the Community Mixed Use place type and would provide lower-intensity commercial services in a transitional area.

STAFF RECOMMENDATION

Staff recommends approval of the proposal and suggests the following motion:

I move to **APPROVE** the proposed rezoning to a Conditional B-2 district. I find it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because it will allow for the types of commercial uses that would be encouraged in the Community Mixed Use place type. I also find **APPROVAL** of the rezoning request is reasonable and in the public interest because the site is located on an arterial street near existing commercial services and the use would have limited traffic impacts.

Staff Suggested Conditions:

1. Proposed uses of the flex office space buildings shall be limited to the following:
 - Indoor Recreation Establishment
 - Repair Shop (no Outdoor Activity)
 - Contractor Office (no Outdoor Storage)
 - Offices for Private Business and Professional Activities
 - Personal Services (General)
 - Instructional Services & Studios
 - Retail Sales (Building and Construction Supplies)
 - General Retail Sales
 - Outdoor RV and Boat Trailer Storage
2. An 8’ fence shall be provided along with the required buffer (UDO Table 5.4.3.B.1) where the CZD B-2 abuts residential uses.

Alternative Motion for Denial

I move to **DENY** the proposed rezoning to a Conditional B-2 district. While I find it to be **CONSISTENT** with the purposes and intent of the Comprehensive Plan because it would allow for the types of commercial uses that would be encouraged in the Community Mixed Use place type, 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 intensity will adversely impact the adjacent neighborhoods.