



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

Watercourse Apartments Amendment 1 (CR1403)

Type of Request: Conditional Zoning Amendment

Meeting Dates

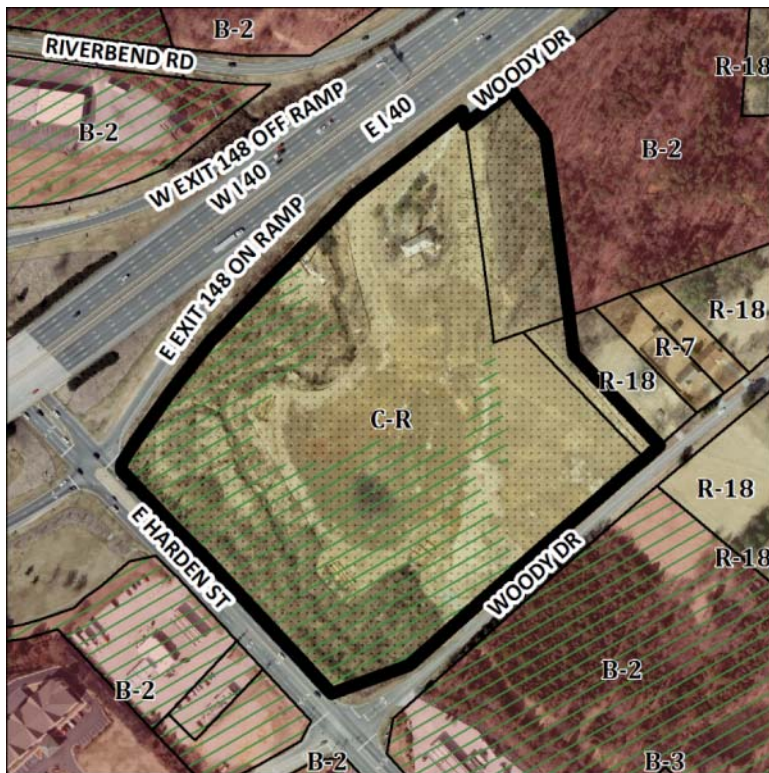
Planning Board on January 20, 2015
City Council on February 3, 2015

Contact Information

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Summary

This is a request to amend the Conditional Zoning for the subject property. The Conditional Residential zoning was approved on May 6, 2014.



Location

1050 Woody Dr
GPIN: 8884724405

Current Zoning

Conditional Residential (C-R)

Overlay District

E Harden St/Hwy 54

Surrounding Zoning

R-18 & B-2

Surrounding Land Uses

Single Family Houses, General
Businesses and Undeveloped

Size

16.8 acres

Density

12.13 DU/acre

Public Water & Sewer

Water along Harden and Woody
Sewer across property and along
Woody

Floodplain

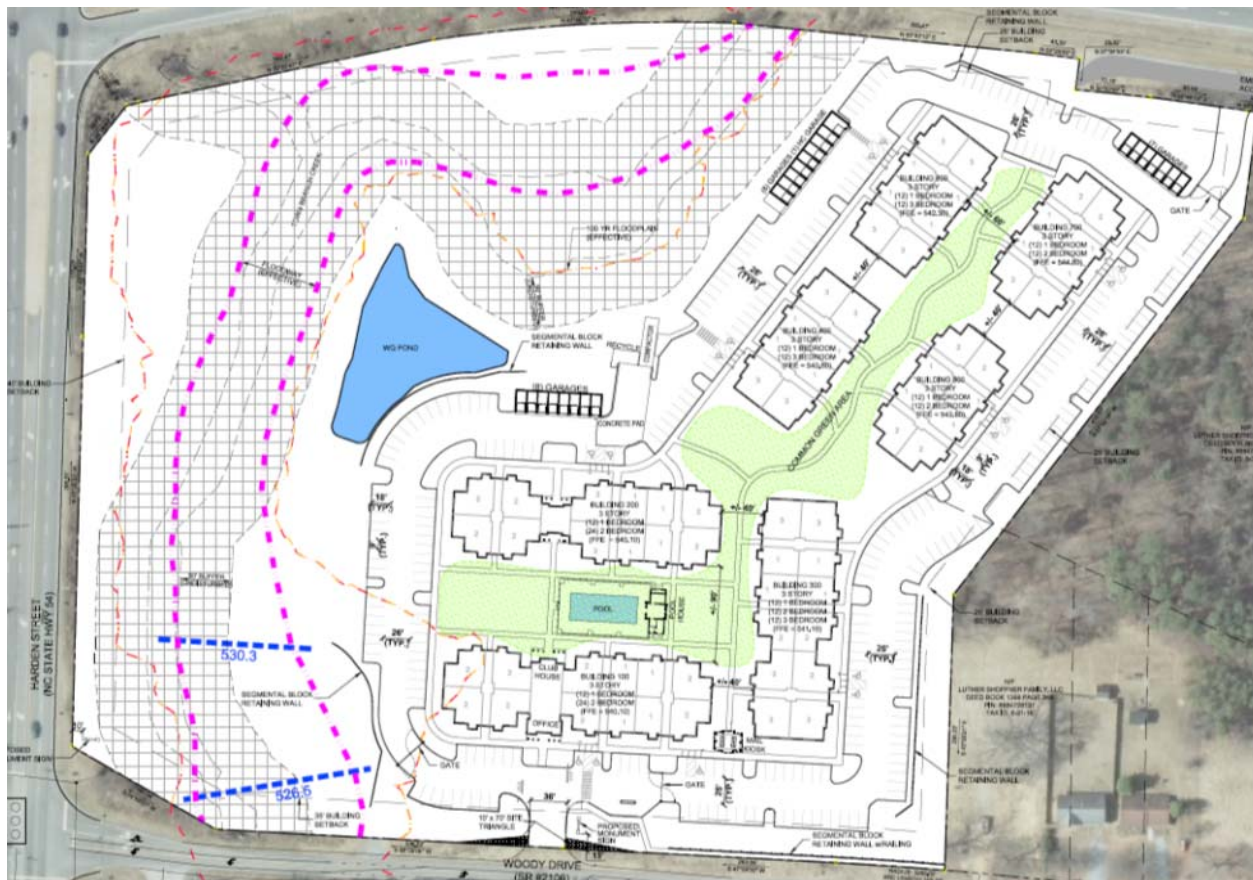
Yes, across portion of property

Staff Recommendation

Approval with condition

The applicant is proposing to amend the preliminary site plan that was approved with the conditional rezoning. A "Conditional Use Zoning Exhibit & Site Plan" prepared by CE Group and dated March 25, 2014 (revised December 16, 2014) was submitted with this amendment application. The following is a summary of the aspects of the preliminary site plan that are being amended:

- Removal of trail along Town Branch, adjacent park area, and pedestrian bridge
- Monument signs proposed both at the entrance to the development on Woody Dr and at the corner of E Harden St and Woody Dr
- Relocation of westernmost garage unit to across from Building 200 (this reflects an amendment that was administratively approved on October 17, 2014)
- Garbage compactor area reconfigured and reoriented to main drive (this reflects an amendment that was administratively approved on October 17, 2014)
- Relocation of mail kiosk from end of pool area to between Buildings 100 and 300 (this reflects an amendment that was administratively approved on October 17, 2014)



Technical Review Committee

The TRC did not review the revised preliminary site plan because the proposed amendments have been discussed during TRC's review of the final site plan/construction plans for the project.

Conformity to the *Growth Management Plan (GMP)* and Other Adopted Plans

Applicable Goals to Guide Us into the Future

- 6.1.1. Support efforts to protect sensitive natural resources including wetlands, waterways, slopes, floodplains, etc. *Town Branch Creek crosses the property. The proposed development is set back from the creek and floodplain in accordance with the Development Ordinance. The trail, park area and pedestrian bridge that would have impacted the wetlands have been removed from the project.*
- 6.3.7. Promote a greenway system that links together the City's recreational resources. *The trail that was proposed in the area between E Harden St and Town Branch Creek is being removed from the project. This could still be part of a future greenway system along the creek, especially if an easement is dedicated for its purpose.*

Applicable Planning District Policies and Recommendations

- 7.4.4.1.5. Develop and promote a greenway system along rivers, creeks and tributaries to provide recreational opportunities for residents and protect environmentally sensitive areas. These corridors would also protect scenic areas for the community and provide a natural buffer for waterways. *The trail that was proposed in the area between E Harden St and Town Branch Creek is being removed from the project. This could still be part of a future greenway system along the creek, especially if an easement is dedicated for its purpose.*
- 7.4.4.1.7. Encourage residential development that conserves land along rivers, creeks and tributaries to protect environmentally sensitive areas, promote open space preservation and provide a natural buffer for waterways. *The proposed development is set back from the creek and floodplain in accordance with the Development Ordinance. The trail, park area and pedestrian bridge that would have impacted the wetlands have been removed from the project.*

Graham Pedestrian Plan

- Recommends a five-foot sidewalk on this section of Hwy 54/E Harden St as a high priority, near-term project and on this section of Woody Dr as a lower priority, long-term project. Also recommends greenways, though Town Branch Creek is not listed as a priority project. *The trail that was proposed in the area between E Harden St and Town Branch Creek is being removed from the project. This could still be part of a future greenway system along the creek, especially if an easement is dedicated for its purpose. Being located in the Hwy 54 Overlay District, the development will be required to install a sidewalk along E Harden St and Woody Dr.*

Planning District

Central

Development Type

Regional Commercial Center

Located near a major thoroughfare with interstate access and large parcels

For townhouses, apartments, commercial, office/institutional and mixed use

Characteristics include automobile-oriented; design requirements; sidewalks; street trees; landscaping; buffering/screening; parking provided on-site; height of structures regulated; controlled access; building orientation

Density of 5+ DU/acre
>100,000sf retail

Infrastructure includes water, sewer, street connectivity and underground utilities

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of this amendment to the Conditional Zoning, **with the following condition**:

- An easement for a future public sidewalk/trail along E Harden St (between Town Branch Creek and the street right-of-way) shall be recorded prior to issuance of the final Certificate of Occupancy.

The following supports this recommendation:

- The development, if approved with the recommended condition, furthers a number of goals of the *Growth Management Plan* and is consistent with the Development Toolkit Checklist for Regional Commercial Center.
- The development complies, or will comply upon final site plan approval, with the standards of the *Development Ordinance*.