



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

Graham Commons Phase I (CR1402)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on March 18, 2014

City Council on April 1, 2014

Contact Information

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Limited Partnership

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Summary

This is a request to rezone the subject property from R-18 to C-R to construct a 64-unit multifamily rental community. The parcel is currently wooded. Two streams cross the property and there is a 50-foot PNG gas line easement on the front of the property next to Auto Park Dr.



The applicant is proposing to rezone the property to C-R in accordance with the preliminary site plan and building elevations prepared by MDG, dated January 2014. The proposal is for a 64-unit multifamily rental community consisting of seven two-story residential buildings and a community building. The applicant also proposes to construct a playground/tot lot, picnic shelter and outdoor sitting structure, and to install bike racks and sitting benches. Other specifics of the proposal include:

Location

Auto Park Dr and Hanford Rd

GPIN: 8883091817

Current Zoning

Residential (low density) (R-18)

Proposed Zoning

Conditional Residential (C-R)

Overlay District

none

Surrounding Zoning

R-18, R-12, B-2 & I-1

Surrounding Land Uses

Single Family Houses and
General Businesses

Size

9.7 acres

Density

6.6 DU/acre

Public Water & Sewer

Yes, along Auto Park Dr and
Hanford Rd

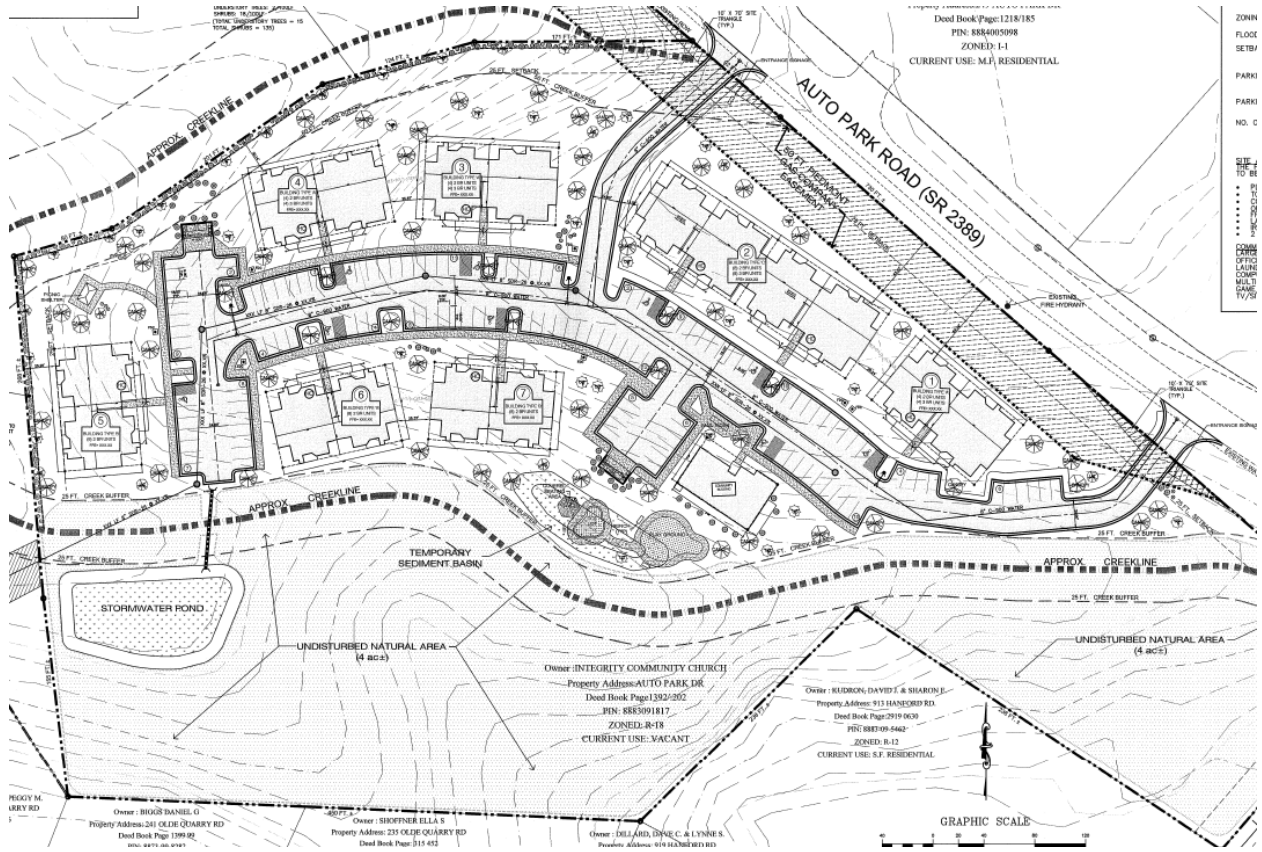
Floodplain

No

Staff Recommendation

Approval, with condition

- 44 two-bedroom units and 20 three-bedroom; eight will be fully accessible
- 131 parking spaces(minimum is 106 spaces), including 10 handicap spaces
- Landscaping beyond ordinance requirements
- Erosion control to meet stormwater requirements
- Four acres of undisturbed natural area



1-14 FRONT ELEVATION - BUILDING TYPE "B"
1/8" = 1'



2-14 FRONT ELEVATION - BUILDING TYPE "A"
1/8" = 1'



3-15 FRONT ELEVATION - BUILDING TYPE "C"
1/8" = 1'

Technical Review Committee

The TRC reviewed the preliminary site plan and met with the applicant on March 10, 2014. The applicant was originally scheduled for a TRC meeting on March 3rd but that meeting had to be rescheduled due to inclement weather. Therefore, staff has not had time to compile all TRC comments and the applicant has not had time to address them as of the writing of this staff report. Some preliminary TRC comments that may impact the overall development include:

- It is likely that alternate landscaping will need to be used along the northern stream and the street yard, due to the stream and the PNG easement
- Consider providing a sidewalk along Auto Park Dr and Hanford Rd
- The riparian buffer for the northern stream is 50 feet from the top of bank; this may impact the location of buildings and parking
- Consider providing only one driveway into the development; preferred location is approximately 75 feet westward from the driveway that is currently proposed closest to Hanford Rd

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. *There are two streams and potentially wetlands on this site. The development will be required to abide by riparian buffer requirements.*
- 6.1.3. Enforce landscaping standards to help beautify and buffer development sites. *The proposal will adhere to the City's landscaping requirements.*
- 6.3.1. Prohibit residential development that is in close proximity to incompatible uses or provide proper buffering to protect existing uses and new development. *The proposal includes a large undisturbed natural area between the development and adjacent single family homes and will itself serve as a transition between existing commercial and industrial developments and single family houses.*
- 6.3.7. Encourage the incorporation of open space design within new developments. *The proposal includes a playground and other common open and undisturbed areas.*

Applicable Planning District Policies and Recommendations

- 7.4.4.1.3. Provide a transitional buffer between the proposed commercial and village centers and existing or proposed single-family neighborhoods that would consist of landscaping, multi-family developments and/or townhouse developments. *The proposed multifamily development and adjacent undisturbed natural areas would provide a transition between existing single family houses and the commercial and industrial development along S Main St, Auto Park Dr and W Crescent Square Dr.*

Planning District

Central

Development Type

Neighborhood Residential
adjacent to Highway Commercial

Located near a major
thoroughfare

For single family residential
and townhouses

Characteristics include
open space; parks included with
development; pedestrian-
oriented; automobile-oriented;
sidewalks; street trees;
landscaping

Density of 3+ DU/acre

Infrastructure includes
water, sewer, street connectivity
and underground utilities

- 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 development will include approximately 4 acres of undisturbed natural area adjacent to a creek and will be required to abide by riparian buffer requirements.*
- 7.4.4.1.8. Encourage neighborhood residential development in remaining undeveloped areas that are adjacent to existing residential developments. Additionally, interconnectivity between neighborhoods should be a priority for new developments. *The proposed multifamily development is on a large undeveloped tract that backs up to existing residential development and is across the street from commercial and light industrial developments. The streams and existing surrounding development make new road connections difficult. The proposal includes two driveway entrances and sidewalks are provided within the site and recommended along Auto Park Dr and Hanford Rd.*

Graham Pedestrian Plan

- Recommends a five-foot sidewalk on Hanford Rd as a lower priority, long-term project. *TRC has requested that this development include a five-foot sidewalk along Hanford Rd.*

Staff Recommendation

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

- Due to the delay caused by inclement weather, all TRC comments will be addressed prior to City Council approval. TRC comments that may change the layout of the development include NCDOT's recommendation for only one driveway and the riparian buffer for the northern stream.

The following supports this recommendation:

- The development furthers a number of goals of the *Growth Management Plan*. While it is not strictly consistent with the Development Toolkit Checklist for Neighborhood Residential because it is multifamily as opposed to townhouses, the proposal is at a similar scale and density to what could be expected of a townhouse development.