



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

Chase and Halsey Multifamily (RZ1404)

Type of Request: Rezoning

Meeting Dates

Planning Board on May 20, 2014

City Council on June 3, 2014

Contact Information

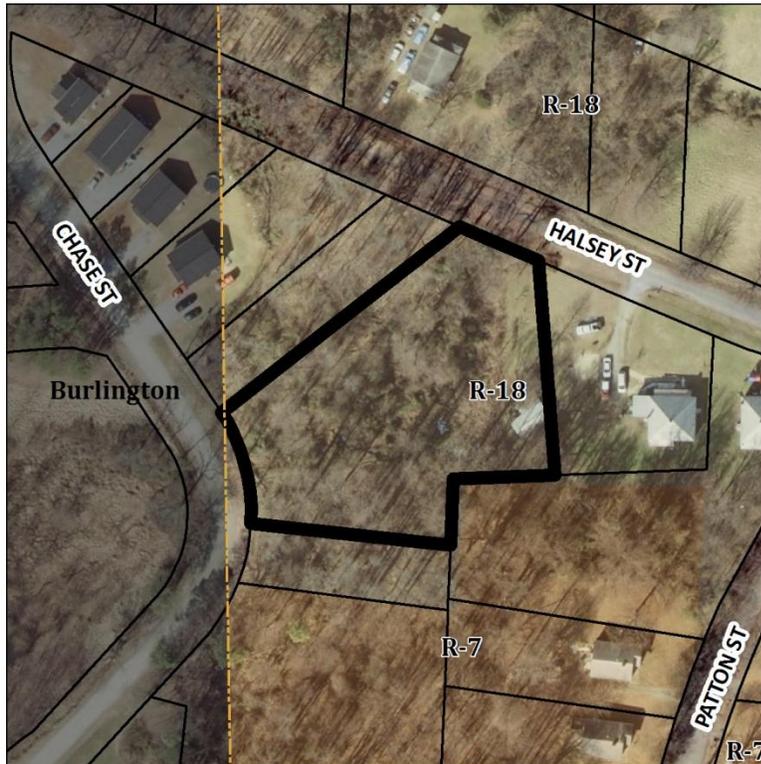
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Summary

This is a request to rezone the subject property from R-18 to R-MF. The property is currently vacant and wooded. The stated reason for this rezoning request is "two 4500sf buildings consisting of 1 and 2 bedroom apartments totaling 16 units."



Location

Chase St and Halsey St

GPIN: 8874799174

Current Zoning

Residential (low density) (R-18)

Proposed Zoning

Residential (multifamily) (R-MF)

Overlay District

none

Surrounding Zoning

R-18, R-7 & Burlington

Surrounding Land Uses

Single family and Vacant

Size

0.86 acres

Public Water & Sewer

Water on Halsey St

Sewer on Chase St

Floodplain

No

Staff Recommendation

Denial

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

Applicable Goals to Guide Us into the Future

- 6.3.1. Encourage the conversion and development of higher density residential development around the downtown and other designated activity areas. *This rezoning would permit the development of higher density residential development in an area that is not around the downtown or a designated activity area.*

Applicable Planning District Policies and Recommendations

- 7.3.4.1. Encourage infill development within the district, as well as redevelopment efforts of deteriorating structures. *This rezoning would permit the development of an infill parcel with a variety of residential types, including single family, duplexes, multifamily and townhouses, instead of being limited to only single family.*
- 7.3.4.12. Promote homeownership within the district as a way to protect established neighborhoods from down zoning. *This rezoning would permit the development of a variety of residential types, which could be owner or renter occupied.*

Planning District

North

Development Type

Neighborhood Residential

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

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends denial** of the rezoning. The following supports this recommendation:

- Rezoning the property does further some goals of the *Growth Management Plan*, such as infill development. However, it would not be entirely consistent with the Neighborhood Residential development type.
- Staff feels that a multifamily development on this site could fit in with the surrounding area if properly designed, but simply applying the standards of the *Development Ordinance* would not guarantee a compatible design and site layout. Also, the surrounding property within the City of Burlington's jurisdiction allows for higher density development and multifamily uses.