



# STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

## Grace Bible Multifamily (RZ1408)

**Type of Request:** Rezoning

### Meeting Dates

Planning Board on August 19, 2014

City Council on September 2, 2014

## Contact Information

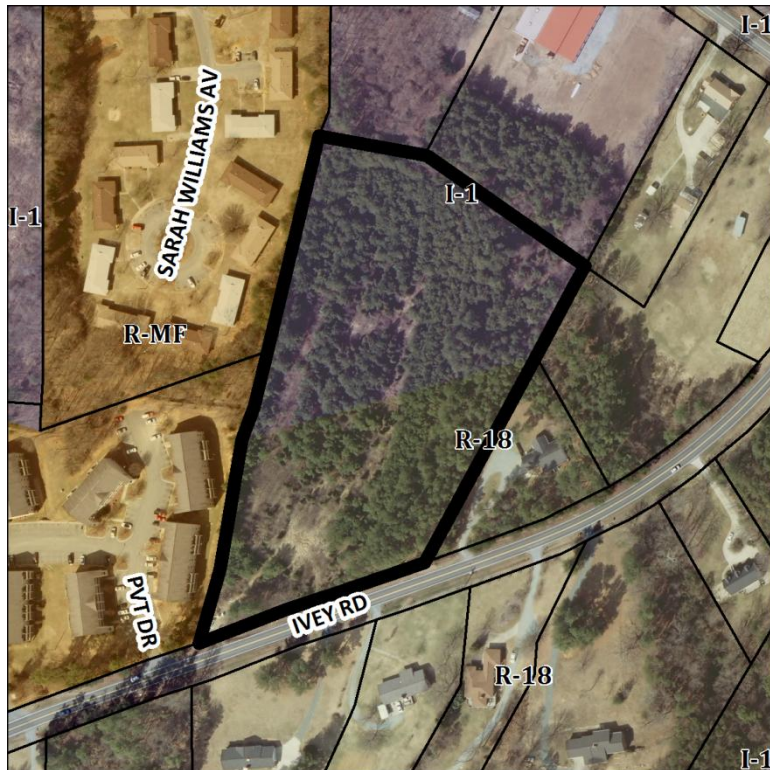
Rev. Ken Harmon

2228 Moran St, Burlington, NC 27215

336-263-7121; kenharmon7@gmail.com

## Summary

This is a request to rezone the subject property from R-18 and I-1 to R-MF. The stated reason for this rezoning request is "to reflect the City of Graham Growth Management Plan."



Rezoning to R-MF would permit the following uses (this list is not exhaustive): ambulance, fire and rescue stations; bed and breakfast; day care center, adult (less than 6); day care center, child; dwelling, duplex; dwelling, condominium; dwelling, multifamily; dwelling, single family detached; dwelling, townhouse; nursing home.

### Location

Ivey Rd,  
to the east of the Pines Apts

GPIN: 8883681878

### Current Zoning

Residential (low density) (R-18)  
& Light Industrial (I-1)

### Proposed Zoning

Residential (multifamily) (R-MF)

### Overlay District

none

### Surrounding Zoning

R-18, R-MF & I-1

### Surrounding Land Uses

Single family, Multifamily and  
Light Industrial

### Size

6.14 acres

### Public Water & Sewer

Yes, on Ivey Rd

### Floodplain

No

### Staff Recommendation

Approval

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

### Applicable Goals to Guide Us into the Future

- 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. *Rezoning to R-MF would permit a number of residential development types adjacent to existing single family, multifamily and light industrial development.*
- 6.3.3. Encourage new industries to locate within existing industrial parks within the City or designated areas located on the future development map. *Rezoning the property would change the current I-1 zoning designation, which is not an existing industrial park or consistent with the Neighborhood Residential development type.*

### Applicable Planning District Policies and Recommendations

- 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. *Rezoning to R-MF would permit a number of residential development types adjacent to existing single family and multifamily development. Interconnectivity will be as required by the Development Ordinance.*

#### Planning District

Central

#### 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

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### Staff Recommendation

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

- Rezoning the property to R-MF would further some goals and policies of the *Growth Management Plan*.
- Because rezoning to R-MF would permit the development of apartments, it would not be entirely consistent with the Neighborhood Residential development type. However, staff feels that the *Growth Management Plan* may not provide adequate guidance in this case, with existing apartments and R-MF and I-1 zoning immediately adjacent to this parcel, and considering the other types of residential development that are also permitted in the R-MF zone.