



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

WKZ River Bend Apartments (CR1401)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on March 18, 2014

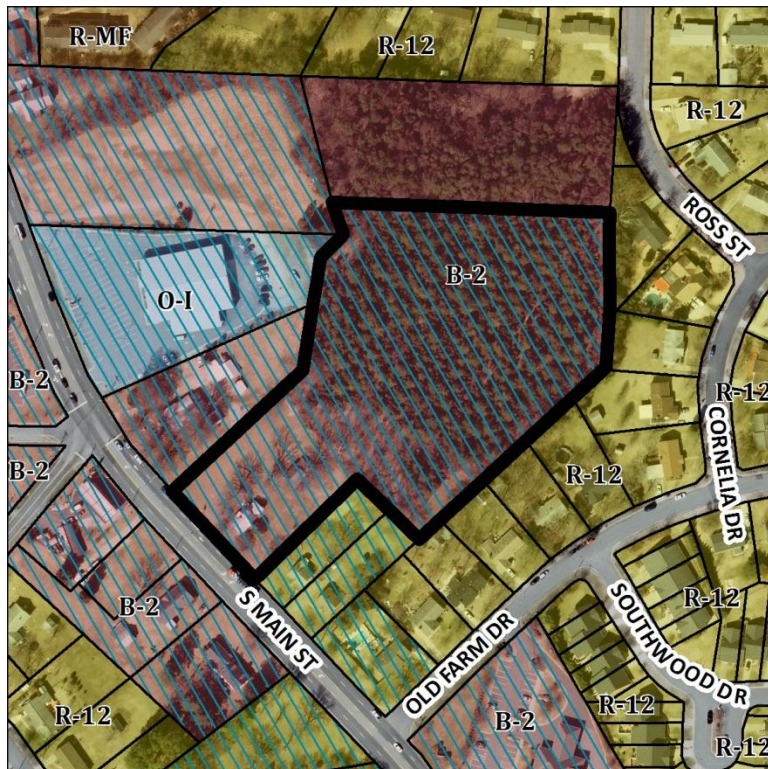
City Council on April 1, 2014

Contact Information

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Summary

This is a request to rezone the subject property from B-2 to C-B to construct a 72-unit multifamily apartment community. The parcel is currently occupied by a vacant single family house with the remainder of the property wooded.



Location

1108 S Main St

GPIN: 8883277291

Current Zoning

General Business (B-2)

Proposed Zoning

Conditional Business (C-B)

Overlay District

S Main St/Hwy 87

Surrounding Zoning

R-12, O-I & B-2

Surrounding Land Uses

Single Family Houses,
General Businesses and Vacant

Size

5.23 acres

Density

13.8 DU/acre

Public Water & Sewer

Yes, along S Main St

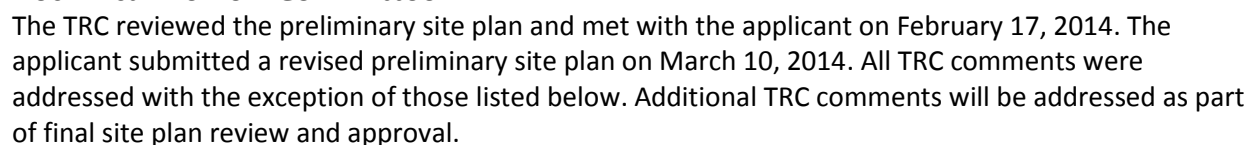
Floodplain

No

Staff Recommendation

Approval, with condition

- 24 two-bedroom units, 24 three-bedroom and 24 four-bedroom; eight will be fully accessible
- 145 parking spaces(minimum is 132 spaces), including 9 handicap spaces
- Five-foot sidewalk along S Main St
- Planting yards in accordance with ordinance requirements
- Erosion control to meet stormwater requirements



- Page 2 of 4

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

Applicable Goals to Guide Us into the Future

- 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. Encourage the conversion and development of higher density residential development around the downtown and other designated activity areas. *The proposal is for a higher density residential development in a designated Neighborhood Center.*
- 6.3.1. Continue to protect established residential areas from incremental rezonings to a lower land use. *The property is currently zoned general business and the proposal is to rezone to conditional business to construct a multifamily development.*
- 6.3.7. Encourage the incorporation of open space design within new developments. *The proposal includes a playground and other common open spaces.*

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 would provide a transition between existing single family houses and the commercial development along S Main St.*
- 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 adjacent to commercial developments. The surrounding development makes new road connections difficult, though there may be opportunity in the future for a driveway interconnection on the northern property boundary. The proposal includes sidewalks within the site and along S Main St.*

Graham Pedestrian Plan

- Recommends a five-foot sidewalk on S Main St as a high-priority project. *The proposed development includes a sidewalk along S Main St.*

Planning District

Central

Development Type

Neighborhood Center and Neighborhood Residential, backing up to Suburban Residential

For single family residential, townhouses, commercial, office/institutional and mixed use

Characteristics include open space; parks included within development; pedestrian-oriented; automobile-oriented; design requirements; sidewalks; street trees; landscaping; buffering/screening; parking provided on-site; height of structures regulated; controlled access; building orientation

Density of 3+ DU/acre

Commercial <10,000sf

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 the Conditional Rezoning, **with the following condition:**

- The size and layout of the stormwater treatment device and the turnaround at the end of the parking lot will be evaluated as part of final site plan review. If these necessitate a shift in the location of buildings or parking, these revisions will maintain the general layout of the site as proposed and will conform to all ordinance requirements for multifamily, or they will be considered major revisions.

The following supports this recommendation:

- The development furthers a number of goals of the *Growth Management Plan* and is consistent with the Development Toolkit Checklist for Neighborhood Center and Residential.