



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

Watercourse Apartments (CR1403)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on April 15, 2014

City Council on May 6, 2014

Contact Information

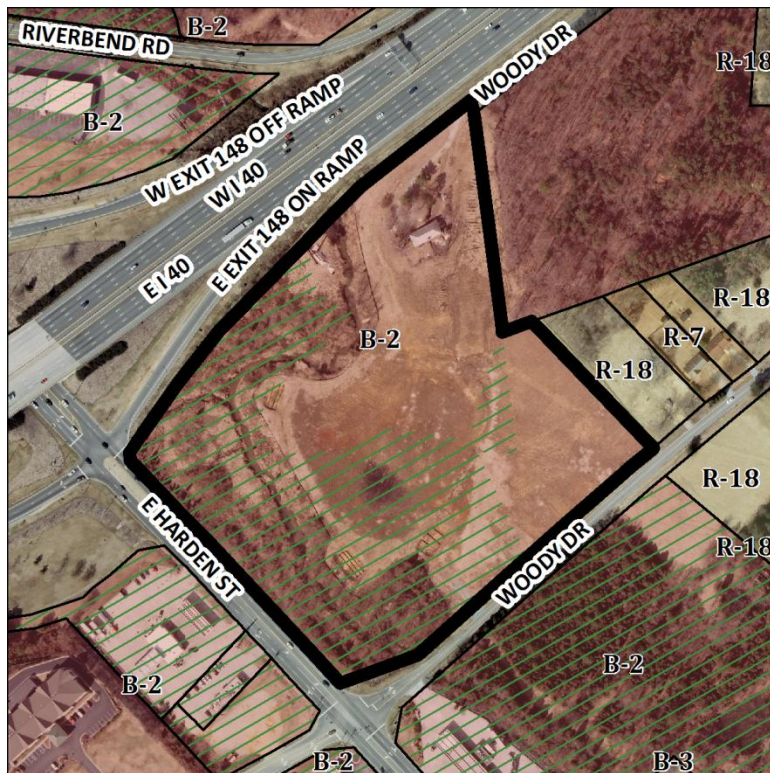
Lee-Moore Capital Company

Drawer 9, Sanford, NC 27330

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Summary

This is a request to rezone the subject property from B-2 to C-R to construct seven apartment buildings with a total of 204 residential units. The parcel is currently occupied by a single vacant structure. Town Branch Creek and its floodplain cross the property. A Special Use Permit for a Unified Business Development was approved for this property on 11/4/2008.



NOTE: The applicant submitted a revised site plan and narrative on May 1, 2014. Some of the changes compared to the site plan reviewed by the Planning Board include 1.7 additional acres of land area, 8 additional dwelling units and adjustments in building and parking layout.

Location

1050 Woody Dr

GPIN: 8884724405

Current Zoning

General Business (B-2)

Proposed 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

16.812 acres

Density

12.1 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

Technical Review Committee

The TRC reviewed the original preliminary site plan and met with the applicant on March 10, 2014. The applicant submitted a revised preliminary site plan on March 25, 2014 and again on May 1, 2014. The following TRC comments have not been addressed on the preliminary site plan:

- Will need to provide a sidewalk along Woody Dr and from Woody Dr to the main building

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.*
- 6.3.1. Encourage the conversion and development of higher density residential development around the downtown and other designated activity areas. *This proposal is for a higher density residential development in a Regional Commercial Center.*
- 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 proposed apartments are adjacent to the interstate and undeveloped land and across the street and the creek from existing commercial uses.*
- 6.3.7. Promote a greenway system that links together the City's recreational resources. *The proposal includes a trail in the area between E Harden St and Town Branch Creek that could be part of a future greenway system along the creek.*

Applicable Planning District Policies and Recommendations

- 7.4.4.1.1. Ensure that development along Hwy 54 does not replicate the highway commercial/strip development characteristic of S Main St. This can be accomplished by promoting nodal development through a regional commercial center and village center with sufficient separation between centers. A regional commercial center could include a major anchor store(s) interspersed with smaller commercial activities, office and institutional uses, multifamily, and governmental facilities located within an integrated complex. *The proposal is for multifamily located in a regional commercial center.*
- 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 proposal includes a trail in the area between E Harden St and Town Branch Creek that could be part of a future greenway system along the creek.*

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

- 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 proposal includes a trail, park and open space in areas adjacent to Town Branch Creek and will comply with the City's floodplain and riparian buffers.*

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 proposal includes an 8' asphalt trail along E Harden St and Town Branch Creek that will serve as a pedestrian path along E Harden St and could also be part of a future greenway system along the creek. Being located in the Hwy 54 Overlay District, the development will be required to install a sidewalk along Woody Dr.*

Staff Recommendation

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of the Conditional Rezoning. 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 Regional Commercial Center.
- The development complies, or will comply upon final site plan approval, with the standards of the *Development Ordinance*.