



STAFF REPORT

Prepared by Melissa Guilbeau, City Planner

Peak Resources (CR1404)

Type of Request: Conditional Rezoning

Meeting Dates

Planning Board on December 16, 2014

City Council on January 6, 2015

Contact Information

Harold Nunn

101 Baynes Ct, Cary, NC 27511

919-290-2722; hpunn@peakresourcesinc.com

Summary

This is a request to rezone the subject property from O-I to C-O-I to construct a 75,000sf, single-story nursing home. The property is currently occupied by the County Annex building, which will be demolished. The property was previously occupied by the "Graham High School," which was demolished in early 2013. The property is located in the North Main Street Historic District, which is listed on the National Register of Historic Places.



Rendering of the former "Graham Graded School." The original building was the central rectangular structure, constructed in 1903. The two wings were added in the 1930s. In 1971, the building was no longer used as a school. After that, it served other purposes, including a retirement home. It was demolished in early 2013.

Location

600 N Main St & 217 College St

GPIN: 8884075145 & 8884072069

Current Zoning

Office and Institutional (O-I)

Proposed Zoning

Conditional Office and Institutional (C-O-I)

Overlay District

none

Surrounding Zoning

R-7, R-MF, O-I & I-1

Surrounding Land Uses

Single Family Houses, Multi-family dwellings, Park, Churches, Light Industrial

Size

5.8 acres

Public Water & Sewer

Water along Main & College
Sewer along Main, Parker & College

Floodplain

none

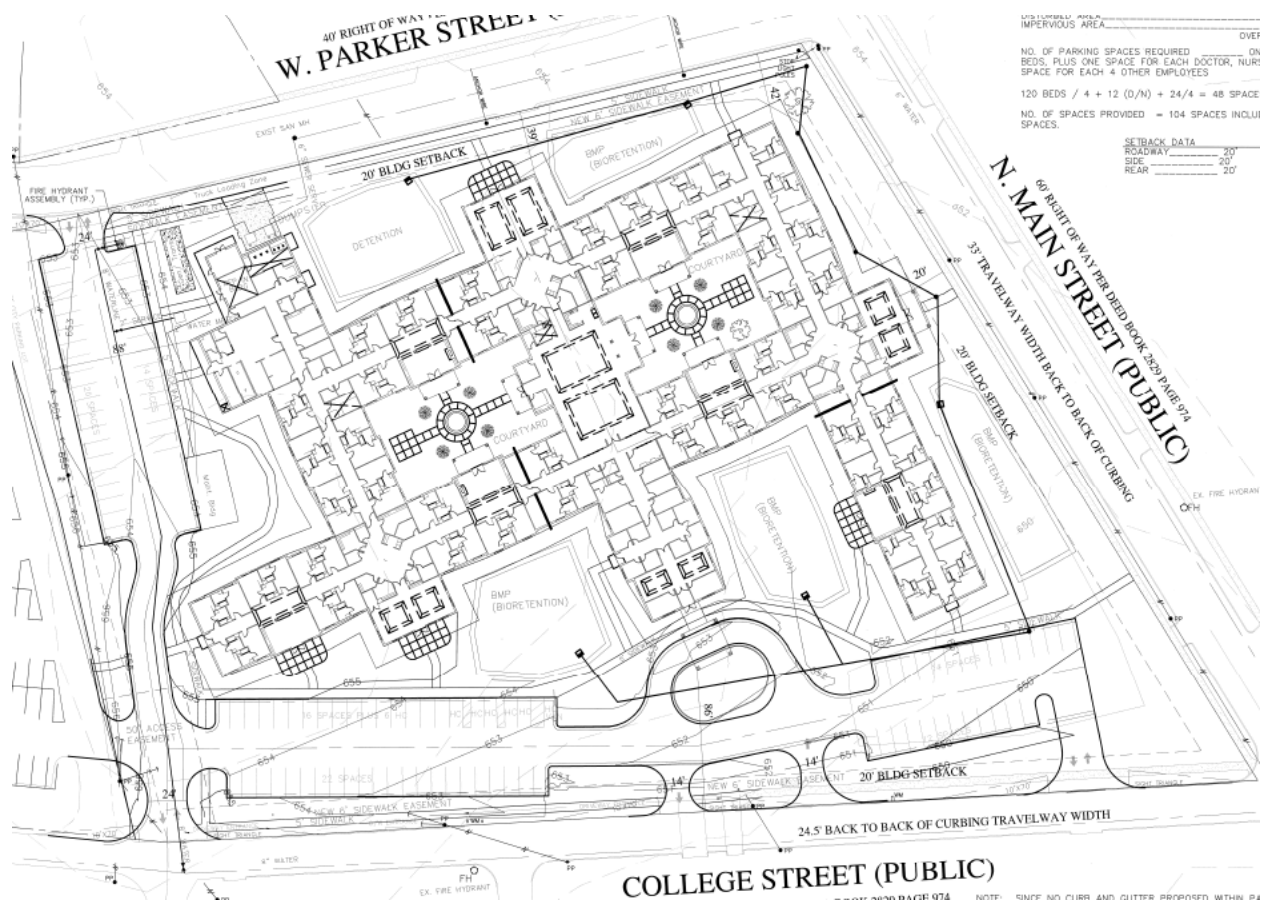
Staff Recommendation

Approval, with conditions

The applicant is proposing to rezone the property to C-O-I in accordance with the site plan prepared by Hugh J. Gilleece and Associates and dated 11/25/14, with revisions through 1/27/15. Elevations, prepared by David R. Polston, and an architectural rendering have also been submitted.

The proposal is for an approximately 75,000sf single story building to house a nursing home. Specific features of the proposal include:

- Main entrance from College St, with other entrances facing N Main St and W Parker St.
- Building setback of 20' on all sides of the property.
- Parking lots located along College St and between the facility and the Graham Recreation Center, with driveways on College St and W Parker St.
- The existing Recreation Center driveway on College St will be removed and replaced with a shared driveway and access easement, aligned with Lashley St.
- New 5' wide sidewalk along W Parker St and College St.
- An on-street truck loading zone on W Parker St, by widening the street. Also, dumpsters with access from W Parker St.
- Five stormwater bioretention/detention areas.
- A request to permit a freestanding sign up to 100sf.





Technical Review Committee

The TRC reviewed the preliminary site plan on December 1, 2014. Staff also met with the applicant on two other occasions to specifically discuss stormwater issues. A revised preliminary site plan was submitted on January 27, 2015. Staff has not had the opportunity to thoroughly review the latest revision, but based on the meetings with the applicant, staff feels that stormwater issues are able to and will be addressed to meet ordinance requirements and that they will be addressed as part of the final site plan review and approval.

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

Applicable Goals to Guide Us into the Future

- 6.1.2. Continue to support efforts that identify, restore and/or reuse cultural and historic structures, buildings, monuments, and neighborhoods. *This proposal would build a new structure on a property located in a neighborhood that is listed on the National Register of Historic Places.*
- 6.1.3. Encourage development that compliments existing architectural designs of the neighborhood. *Based on the elevations and rendering that were submitted, the proposed development will include many features that compliment an historic residential setting, including brick, hipped roof lines, breaks in the roof line, asphalt singles, dormers, covered patios, and windows with lites.*

Planning District

North

Development Type

Neighborhood Residential and Park/Open Space

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

- 6.1.3. Enforce landscaping standards to help beautify and buffer development sites. *The site plan proposes fewer shrubs than are required by the ordinance.*
- 6.2.1. Reduce and restrict the number of curb cuts and driveways along major arterials. *The project will not include any curb cuts along N Main St.*
- 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. *Nursing homes are a type of residential use and are permitted either by-right or with a special use permit in all residential zoning districts.*
- 6.3.1. Continue to protect established residential areas from incremental rezonings to a lower land use. *This property is currently zoned O-I.*
- 6.3.7. Plan for adequate recreational facilities to serve all parts of the City. *A portion of this property was formerly leased to the City for use as soccer fields.*
- 6.3.8. Encourage the reuse and revitalization of unused or underutilized structures and properties. *This project will reuse a property that was previously occupied.*

Applicable Planning District Policies and Recommendations

- 7.3.4.1.1. Encourage infill development within the district, as well as redevelopment efforts of deteriorating structures. *This project would be infill development.*
- 7.3.4.1.3. Preserve established residential neighborhoods within the district. *Nursing homes are permitted either by-right or with a special use permit in all residential districts, suggesting that they can be a compatible residential use.*

Graham Pedestrian Plan

- Recommends a five-foot sidewalk on this section of College St as a mid-term project. *The proposal includes a 5' sidewalk along College St.*

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 conditions**:

- The final landscaping plan shall conform to the landscaping requirements of the *Development Ordinance*.
- All signage shall conform to the requirements of the *Development Ordinance*; a freestanding sign up to 100sf is not approved.

The following supports this recommendation:

- The development furthers a number of goals of the *Growth Management Plan*. Though it does not strictly comply with the Development Toolkit Checklist for Neighborhood Residential, the fact that nursing homes are permitted either by-right or with a special use permit in all residential districts suggests that it is a use that can be compatible in neighborhood residential areas.
- The development complies, or will comply upon final site plan approval, with the standards of the *Development Ordinance*.