STAFF REPORT

Prepared by Nathan Page, Interim City Planner

**Graham Manor (CR1501)**

**Type of Request:** Conditional Rezoning

**Meeting Dates**

Planning Board on March 17, 2015

City Council on April 14, 2015

**Contact Information**

James B. Smith, United Developers, Inc.  
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Fayetteville, NC 28303  
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**Summary**

This is a request to rezone the subject property from R-18 to C-R to construct a 56-unit senior rental community. The parcel is currently wooded. One stream crosses the property and there is a 50-foot PNG gas line easement on the front of the property next to Auto Park Dr.

**Location**  
Auto Park Dr and Hanford Rd

GPIN: 8883091817

**Current Zoning**Residential (low density) (R-18)

**Proposed Zoning**Conditional Residential (C-R)

**Overlay District**none

**Surrounding Zoning**R-18, R-12, B-2 & I-1

**Surrounding Land Uses**Single Family Houses and   
General Businesses

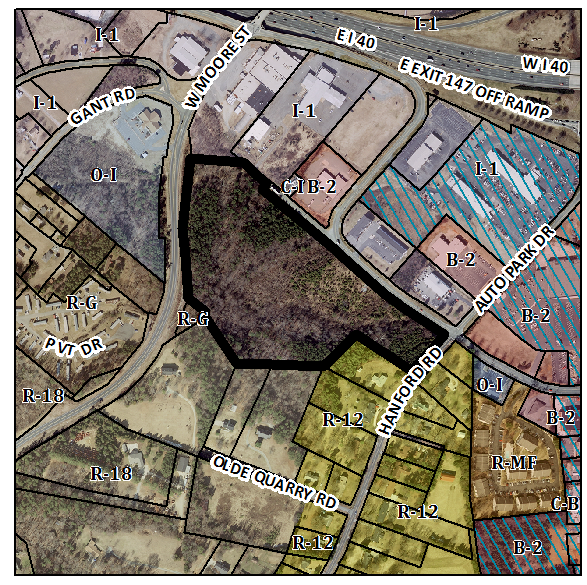
**Size**18.2 acres

**Density**3.1 DU/acre

**Public Water & Sewer**Yes, along Auto Park Dr and Hanford Rd

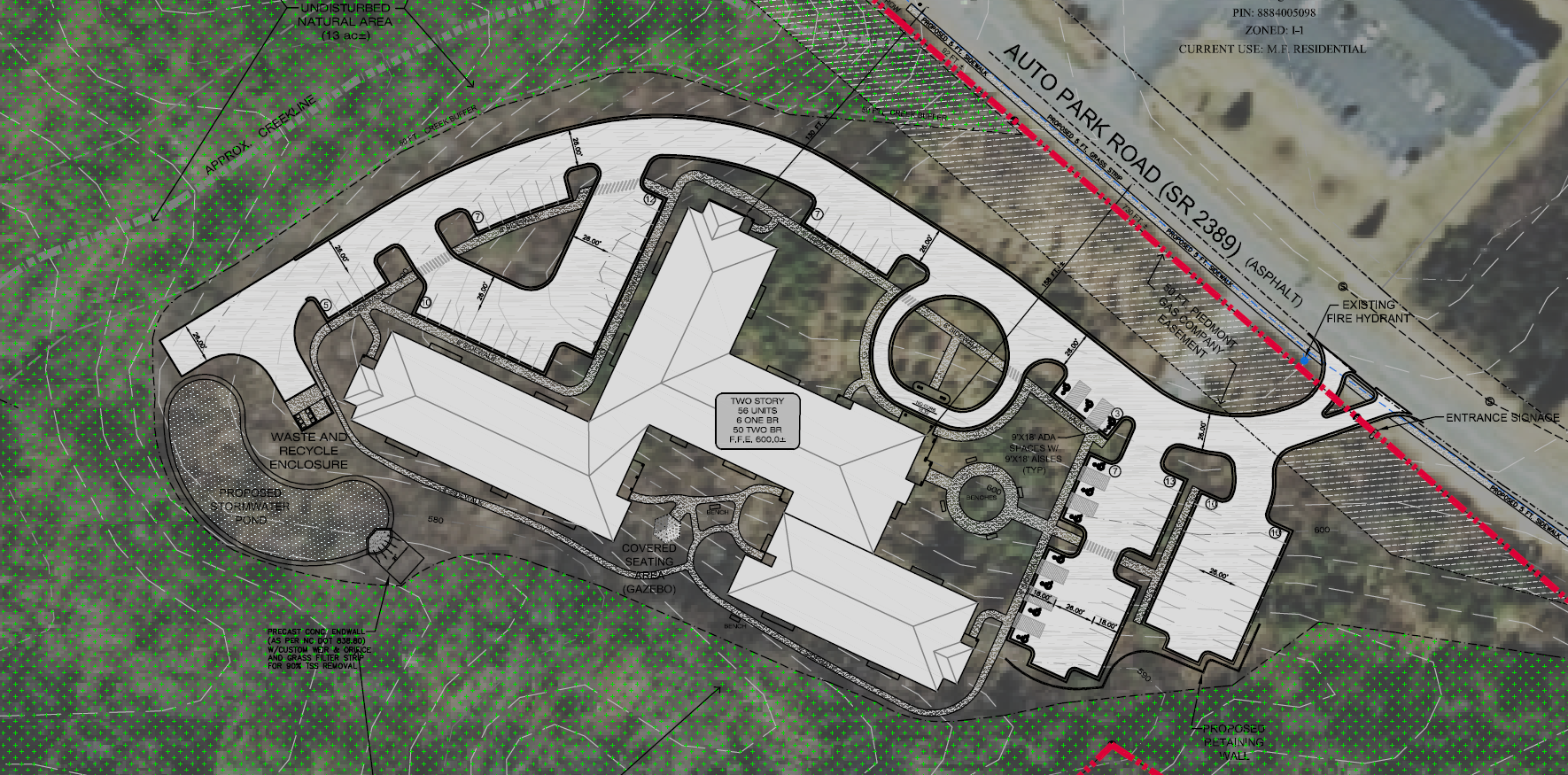
**Floodplain**No

**Staff Recommendation**  
Approval, with condition



The applicant is proposing to rezone the property to C-R in accordance with the preliminary site plan and building elevations prepared by MDG, dated March 4, 2015. The proposal is for a 56-unit senior rental community consisting of a two-story residential building. Internal to the building are a chapel, library, hair salon, and a game room. The applicant also proposes to construct a gazebo and outdoor seating area, as well as a path which encircles the property. Some additional specifics:

* 50 two-bedroom units and 6 one-bedroom; six will be fully accessible
* 84 parking spaces, including 10 ADA compliant spaces
* Erosion control to meet stormwater requirements
* Thirteen acres of undisturbed natural area







**Technical Review Committee**

The TRC reviewed the preliminary site plan and met with the applicant on February 2, 2015. The applicant has resubmitted a site plan which will go before TRC for approval after Planning Board meets. Some preliminary TRC comments that may impact the overall development include:

* The riparian buffer for the northern stream is 50 feet from the top of bank; this may impact the location of buildings and parking
* Wetlands must be delineated on site

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

**Applicable Goals to Guide Us into the Future**

**Planning District**  
Central

**Development Type**  
Neighborhood Residential adjacent to Highway Commercial

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

* 6.1.1. Support efforts to protect sensitive natural resources including wetlands, waterways, slopes, floodplains, etc. *There is one stream and potentially wetlands on this site. The development will be required to abide by riparian buffer requirements.*
* 6.1.3. Enforce landscaping standards to help beautify and buffer development sites. *The proposal will, upon final TRC approval, adhere to the City’s landscaping requirements.*
* 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 proposal includes a large undisturbed natural area between the development and adjacent single family homes and will itself serve as a transition between existing commercial and industrial developments and single family houses.*
* 6.3.7. Encourage the incorporation of open space design within new developments. *The proposal includes a walking trail and other common open and undisturbed areas.*

**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 and adjacent undisturbed natural areas would provide a transition between existing single family houses and the commercial and industrial development along S Main St, Auto Park Dr and W Crescent Square Dr.*
* 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 development will include approximately 13 acres of undisturbed natural area adjacent to a creek and will be required to abide by riparian buffer requirements.*
* 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 across the street from commercial and light industrial developments. The streams and existing surrounding development make new road connections difficult.*

**Graham Pedestrian Plan**

* Recommends a five-foot sidewalk on Hanford Road and Auto Park Drive as a lower priority, long-term project. *The developer has proposed a sidewalk along Hanford Road and a portion of Auto Park Drive.*

**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(s)**:

* The final site plan must be submitted to and approved by the TRC before a building permit and/or certificate of occupancy will be issued.
* The size and layout of the stormwater treatment device 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*. While it is not strictly consistent with the Development Toolkit Checklist for Neighborhood Residential because it is multifamily as opposed to townhouses, the proposal is at a similar scale and density to what could be expected of a multifamily development and provides a large forested buffer.
* The development complies, or will comply upon final site plan approval, with the standards of the *Development Ordinance*.