

**ZONING COMMITTEE
RECOMMENDATION
February 27, 2002**

Rezoning Petition No. 2002-018

- Property Owner:** Heirs of Thomas Leon Rea c/o Ms. Jane Clute
- Petitioner:** Aston Properties, Inc.
- Location:** Approximately 10.4 acres located at the northeast intersection of Colony Road and Rea Road.
- Request:** R-3, single family residential to the conditional district NS, neighborhood services.
- Action:** The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modification:
- The entry sign will be limited to 120 square feet.
 - The site plan will be amended to comply with the Storm Water Services comments.
 - The Petitioner will work with CDOT in order to accommodate an additional westbound left turn lane on Rea Road at the intersection of Rea and Colony Roads.
- Vote:**
- | | |
|---------|---|
| Yeas: | Hopper, Hughes, Plyler, Chandler, Wilson-Allen and Cooksey. |
| Nays: | None |
| Absent: | None |

Summary

This petition seeks to rezone approximately 10.4 acres located on the northeast intersection of Colony Road and Rea Road from R-3, single family residential, 3 dwelling units per acre, to the conditional district NS, neighborhood services. This petition seeks approval for up to 99,999 square feet of office, retail and restaurant uses. The site plan accompanying this petition contains these additional provisions:

- Restaurants with drive-through facilities, convenience stores, car washes and automobile service stations are prohibited.

- The building materials for buildings 1 through 5 shall include brick as the primary construction material with architectural concrete block, EIFS, natural or manufactured stone, slate, architectural metals and copper accents.
- No off-street parking spaces may be located between any buildings constructed on the site and Rea Road or Colony Road.
- Buildings constructed on the site along Rea Road and Colony Road will contain windows, which face these streets. Large expanses of solid walls for these buildings will be avoided through the introduction of articulated facades and other specially designed architectural elements.
- The petitioner shall provide pedestrian-scale lighting along Colony Road and Rea Road.
- Vehicular access to Rea Road shall be limited to one full movement driveway. Vehicular access to Colony Road shall be limited to one right-turns only driveway and one full movement driveway.
- The petitioner shall provide a left turn lane into the site on Colony Road and Rea Road.

Zoning Committee Discussion/Rationale

Staff briefly went over the petition and noted that the petitioner has agreed to the following site plan modifications:

- Subject only to the next succeeding sentence, the Petitioner agrees to provide storm water detention for the 2 and 10-year storm events to pre-development conditions. In addition to this amount of storm water detention, the Petitioner agrees to provide for increased detention for the 25, 50 and 100-year storm events, such that post-development runoff does not exceed that produced by the existing zoning's (R-3) land cover. In lieu of the increased detention, the Petitioner reserves the right to provide a detailed engineering study, completed by a professional engineer licensed in North Carolina, which shows that the downstream drainage system is sufficient to convey the increase in flow due to the change in zoning classification and will remain in compliance with current standards.
- The Petitioner agrees to incorporate the signage illustration previously submitted to Staff as part of its Rezoning Plan.
- The Petitioner commits to working with CDOT in order to accommodate an additional westbound left turn lane on Rea Road at the intersection of Rea and Colony Roads. The Petitioner recognizes that the location and design of the additional left turn lane will be determined by CDOT. It is further recognized that the additional lane may impact the future curb line along Rea Road from which building setbacks are measured and, in turn, necessitate modifications to the proposed buildings located near the intersection.

Staff is satisfied with the proposed modifications and is recommending approval.

With a motion made by Hughes and seconded by Chandler the Zoning Committee unanimously found this petition to be appropriate for approval with the indicated modifications.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.