

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 -016

Property Owner: Selwyn Avenue Presbyterian Church

Petitioner: Selwyn Avenue Presbyterian Church

Location: Approximately 0.64 acres located on the southeast corner of Selwyn Avenue and Hassell Place.

Center, Corridor, or Wedge: Wedge

Request: R-3, single-family to O-1, office district conditional.

Summary

This petition proposes to rezone approximately 0.64 acres located on the southeast corner of Selwyn Avenue and Hassell Place from R-3, single family to O-1, office conditional to accommodate parking and to convert an existing structure to an office for church administration or an alternate structures for future church expansion.

Consistency and Conclusion

The *Central District Plan* recommends single family at this location. However the office district will support an existing institutional use. The proposal can be considered consistent with the *Central District Plan*. Therefore this petition is considered appropriate for approval, upon resolution of outstanding site plan issues.

Existing Zoning and Land Use

The property to the south and east is zoned R-3 and developed with single family homes. The property to the north is zoned R-3 and developed with a church. The property to the west is zoned R-5 and developed with single family homes.

Rezoning History in Area

The property located northwest of the site on Selwyn Avenue was rezoned to UR-2(CD) in 2002 (2002-143) for 38 residential units.

Public Plans and Policies

Central District Plan (1993). The *Central District Plan* recommends single family residential land uses at this location.

Proposed Request Details

The site plan accompanying this petition shows new free standing parking with alternate plans to construct new office buildings and preservation of the existing structure.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 10 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 50 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. Requests that the petitioner preserve the existing sidewalk and bus stop currently located on Selwyn Avenue. They are also requesting that the petitioner construct a bench pad at the location of the existing bus stop on Selwyn Avenue constructed to CATS Development Standards.

Storm Water. Downstream complaints consist of flooding and erosion. This site drains to a stream listed as impaired by the NC Division of Water Quality.

Outstanding Issues

Land Use. The *Central District Plan* does not recommend office at this location. However the office district will support an existing institutional use across the street.

Site plan. The following site plan issues are outstanding.

- The site plan should provide detail of fence used to reduce buffer.
- The number of trees per 100 linear feet should be increase to a Class B standard with six trees per 100 feet.
- A 30 foot setback is required from Hassell Place.
- The existing Structure is in a required rear yard. The required rear yard setback is 20 feet.
- Under Section F, "Lighting", the word "shielded" should be removed and replaced with "fall cut-off fixture".
- The location of storm water detention area should be shown on the site plan.
- A note and standards regarding the architectural style and type of materials to be used on the new structure should be indicated on the site plan. New structures should be residential in character.
- Parking lot screening is required along Hassell Place. The lot should be screened with a low masonry wall with wrought iron infill.
- The plan should clearly show the allowed uses and the maximum building square footage.
- The reference to the date of the rezoning regulations in note #1 should be removed.