

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006 -058**

**Property Owner:** NC Golf Homes of Locust Valley IV, LLC

**Petitioner:** NC Golf Homes of Locust Valley IV, LLC

**Location:** Approximately 2.89 acres located on Queen City Drive west of Interstate-85 and north of Tuckaseegee Road

**Request:** I-1, light industrial to Inst (CD), institutional conditional district

### **Summary**

This petition proposes to convert an existing nightly/weekly rental hotel/motel to 88 one-bedroom for-sale age restricted/senior condominiums with 30.5 dwelling units per acre. There will be no changes to the site other than providing a security fence and remodeling of the structures and amenities. The current I-1 zoning allows office, retail, and light manufacturing uses but not residential uses.

### **Consistency and Conclusion**

The proposed request is not consistent with the South West District Plan. Under the Opportunities and Constraints portion of the GDP age restricted condominiums could be considered an opportunity for higher density. Therefore, this petition is appropriate for approval upon the resolution of the outstanding site plan issue.

### **Existing Zoning and Land Use**

The properties surrounding the petitioned site to the west and south are zoned I-1, light industrial, and are either undeveloped or developed for industrial purposes. Properties to the north along Tuckaseegee Road are zoned a mix of industrial, office and business.

### **Rezoning History in Area**

The most recent rezoning in the immediate area was in 2005 for the property located on the southwest corner of the intersection of Tuckaseegee Road and South I-85 Service Road (2005-070). The property was rezoned from O-1, office district to I-1 (CD), industrial conditional district so that it could be developed in conjunction with the I-1 property to its south.

### **Public Plans and Policies**

The *Southwest District Plan* (1991) provides current land use policy for the area that recommends office/industrial land uses at this location.

Per the *GDP*, age restricted condominiums could be considered an opportunity for higher density.

Assessment Criteria	Density Category – Over 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	2 (Medium-Low)
Road Network Evaluation	0 (No)
<b>Design Guidelines</b>	4
Other Opportunities or Constraints	Age restricted condominiums
<b>Minimum Points Needed: 14</b>	<b>Total Points: 11</b>

### **Proposed Request Details**

The requested zoning will allow an active adult retirement community or a nursing/home for the aged and infirmed. The site plan shows the following:

- The existing hotel layout with 88 one-bedroom units.
- Each unit will be approximately 600 square feet in size.
- A lobby/clubhouse will be located in building “A.”

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This site could generate approximately 400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 300 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- The current driveway is within the Queen City Boulevard’s right-of-way and this right-of-way should be abandoned, so that the driveway resides on private property and can be maintained by the property owner.
- The pick-up/drop-off area must be redesigned and moved away from the driveway aisle-intersection. This area needs to be relocated to the north and in the center of the building.
- It appears that portions of the parking area and dumpster location are in the I-85 right-of-way and not on private property. Please revise plans accordingly.

**Storm Water.** Storm Water Services reports that no additional requirements are needed at this time.

**School Information.** This petition will not effect the school system.

## **Outstanding Issues**

**Land Use.** The request is inconsistent with the adopted land use recommendation of office/industrial land uses. However, based on the DGP and taking into account that the property is age restricted this petition is considered appropriate from a land use perspective.

**Site plan. The following site plan issues are outstanding:**

- Show the setbacks (40' front, 20' side, and rear) and the building height in number of floor and feet.