

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-81

Property Owner: Pembroke Partners Limited Partnership

Petitioner: Pembroke Partners Limited Partnership

Location: Approximately 6.7 acres on the south side of Williams Pond Lane between Elm Lane and Rea Road

Request: Change from R-3 (single family residential) to NS (neighborhood services)

Summary

This petition seeks approval for a shopping center of up to 44,000 square feet of floor area plus an additional 2720 square feet of outdoor dining area.

Consistency and Conclusion

The General Development Policies define a neighborhood center as having up to 110,000 square feet of floor area when a grocery anchor is included. Adopted land use plans recognize a neighborhood center at the corner of Elm Lane and Williams Pond Lane. The existing shopping center contains approximately 55,000 square feet of floor area. Therefore, the two developments together contain approximately the square footage envisioned for a neighborhood shopping center. This makes the proposal consistent with adopted plans and policies.

This petition would be appropriate for approval upon correction of the site plan deficiencies noted below.

Existing Zoning and Land Use

To the north across Williams Pond Road is St. Matthew's Catholic Church and a veterinary clinic. Further north, diagonally across from the subject is a small site recently rezoned to NS for a small office building (case 2005-044.) To the east across Rea Road is a single-family neighborhood with houses fronting on interior streets. To the west across Elm Road is Camfield Corners Shopping Center, anchored by a Bi Lo Supermarket. To the south adjacent to the subject is a garden apartment complex at 12 du/ac.

Rezoning History in Area

A parcel across Williams Pond Lane was rezoned to O-1(CD) in 1997 for a veterinarian's office. A multi-family rezoning was approved in 1998 for the complex south of the petitioned site. In 1999, the properties east of the site were rezoned to R-5(CD) and R-8MF(CD). In 2005, the parcel diagonal to the petitioned site across Williams Pond Lane and Rea Road was rezoned to neighborhood services for an office development. The Catholic church to the north has been rezoned several times as it has grown.

Public Plans and Policies

The *South District Plan* (1993) shows the property as single-family residential. The plan shows a designated neighborhood commercial center across Elm Lane the west, where an older grocery store-anchored shopping center is in place.

Proposed Request Details

This petition seeks approval for a shopping center of up to 44,000 square feet of floor area plus an additional 2,720 square feet of outdoor dining area.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT estimates that trips generated by this site will increase from 200 to 3,493 as a result of this proposal. A TIS has been submitted. As a result of the TIS, CDOT has several recommendations regarding future curb locations and needed lanes. There also appears to be inadequate stacking for the bank's four drive-thru windows. See attached memo for detailed comments.

CATS. CATS' request for sidewalks has been satisfied.

Connectivity. Petitioners are working with the property owner to the south to get a pedestrian connection between the two properties. Staff is requesting that this developer make this portion of the connection to the property line in the event a future owner to the south wishes to complete the connection.

Storm Water. Water quality improvements will be made per Storm Water Services' request.

School Information. This non-residential petition will not impact the school system.

Outstanding Issues

Land Use. The General Development Policies define a neighborhood center as having up to 110,000 square feet of floor area when a grocery anchor is included. Adopted land use plans recognize a neighborhood center at the corner of Elm Lane and Williams Pond Lane. The existing shopping center contains approximately 55,000 square feet of floor area. Therefore, the two developments together contain approximately the square footage envisioned for a neighborhood shopping center. This makes the proposal consistent with adopted plans and policies.

Site plan. The site plan accompanying this petition contains the following deficiencies:

- A pedestrian connection to the existing shopping center west of Elm Lane is needed, including pavement markings and handicapped ramps on both sides of Elm Lane.
- The south elevation of "The Barn" indicates only a pedestrian gate to what is identified as a "drop-off/loading space". The gate needs to accommodate trucks or the space needs to be identified just as a service area. The gate needs to be shown on the site plan.
- A note needs to be added that parking lot lighting poles will not be placed in tree islands.
- All outstanding CDOT issues need to be resolved.