

REZONING CASE #RZ-17-02

REQUEST:

From: RM, Residential Multi-Family

To: CU-TC-R, Conditional Use- Town Core- Residential

District Descriptions:

The RM, Residential Multi-Family District is primarily intended to accommodate twin-homes, townhouses, cluster housing and similar residential uses. The overall gross density in RM areas shall be limited to one unit per acre or less. **This is a legally non-conforming zoning district that has been replaced by the TC-R district.**

The TC-R, Town Core- Residential District is primarily intended to accommodate single-family detached, single-family attached, twin homes, townhouses, cluster housing, and similar residential uses. The overall gross density in TC-R areas shall be limited to a maximum of two units per acre.

Conditions proposed:

USES: Townhouse dwelling, Single-family detached dwelling.

DEVELOPMENT CONDITIONS:

1. A maximum of 21 dwelling units.

PROPERTY LOCATION AND DESCRIPTION: The property is located on the south side of Quiet Place, approximately 700 feet west of NC Highway 68, and consisting of the Village Woods development, in Oak Ridge Township. Being Guilford County Tax Parcels #0162897, 0162915, 0162916, 0162917, 0162918, 0162919, 0162920, and 0162921, approximately 24.5 acres. Located in the Greensboro (GW-III) Watershed and Scenic Corridor Overlay Zone. Owned by PJ Village Woods LLC.

SUMMARY OF REQUEST: The applicant proposes to develop the Village Woods property with a total of 21 townhouses. The current development plan under the existing RM zoning also calls for 21 townhouses, but the proposed unit configuration is different. The current RM plan calls for 21 units in buildings of 3 units each. The proposed plan, which requires approval of the corresponding text amendment, calls for 2-unit and single unit configurations (see attached preliminary site plan for illustration).

LAND USE:

Existing Land Use: Three townhouses, remainder of property approved for townhouses but not developed.

Requested Land Use: Townhouse development
North: Oak Ridge Military Academy
South: Commercial
East: Rural residential/ undeveloped
West: Commercial

RECOMMENDATION OF THE OAK RIDGE LAND USE PLAN: The Oak Ridge Future Land Use Plan recommends this area as within the Town Core. Please see below for relevant objectives of the Plan:

POLICY 2.1.1: Within the Town Core, clustered, mixed density, and/or attached single-family lots with densities up to two units per acre are appropriate.

POLICY 2.1.2: Townhomes and attached single-family homes (patio homes) of mixed densities are appropriate within the Town Core.

Staff Comment: The proposal meets the recommendations of the Oak Ridge Land Use Plan.

CONDITIONAL USE DISTRICT REZONING ANALYSIS: The petition for rezoning includes all of the owners of the property to be included in the rezoning request. Any additional conditions offered during the public hearing must be accepted by all owners of the property being considered for rezoning.

The conditions and site-specific standards proposed by the applicant for mutual approval by the Town of Oak Ridge are limited to those that address: (a) the conformance of the development and use of the property to Town ordinances and the Town's officially adopted Comprehensive Land Use Plan; and, (b) the impacts reasonably expected to be generated by the development or use of the property.

HISTORIC PROPERTIES: There are no inventoried historic structures on the property. The property is located outside of the Oak Ridge Historic District.

UTILITIES AND COMMUNITY SERVICES:

Availability of Public Water and Sewer: Yes _____ No X
Fire Protection District: Oak Ridge
Miles from Fire Station: Approximately 1.0 miles
Schools: Oak Ridge Elementary, Northwest Middle, Northwest High

TRANSPORTATION:

Existing Conditions: Traffic counts from 2015 show that NC 68 carries roughly 18,000 trips per day at this location.

Proposed Improvements: NCDOT is studying proposed intersection improvements at NC 68/150, which may include either a roundabout or a standard four-way intersection with removal of slip lanes

and improved pedestrian safety features. NCDOT is also preparing to study an overall corridor safety project on 68 from 150 to Fogleman Road, which may include access management strategies.

Projected Traffic Generation: An additional 18 townhome units could be expected to generate an additional 108 trips per day.

PHYSICAL CHARACTERISTICS:

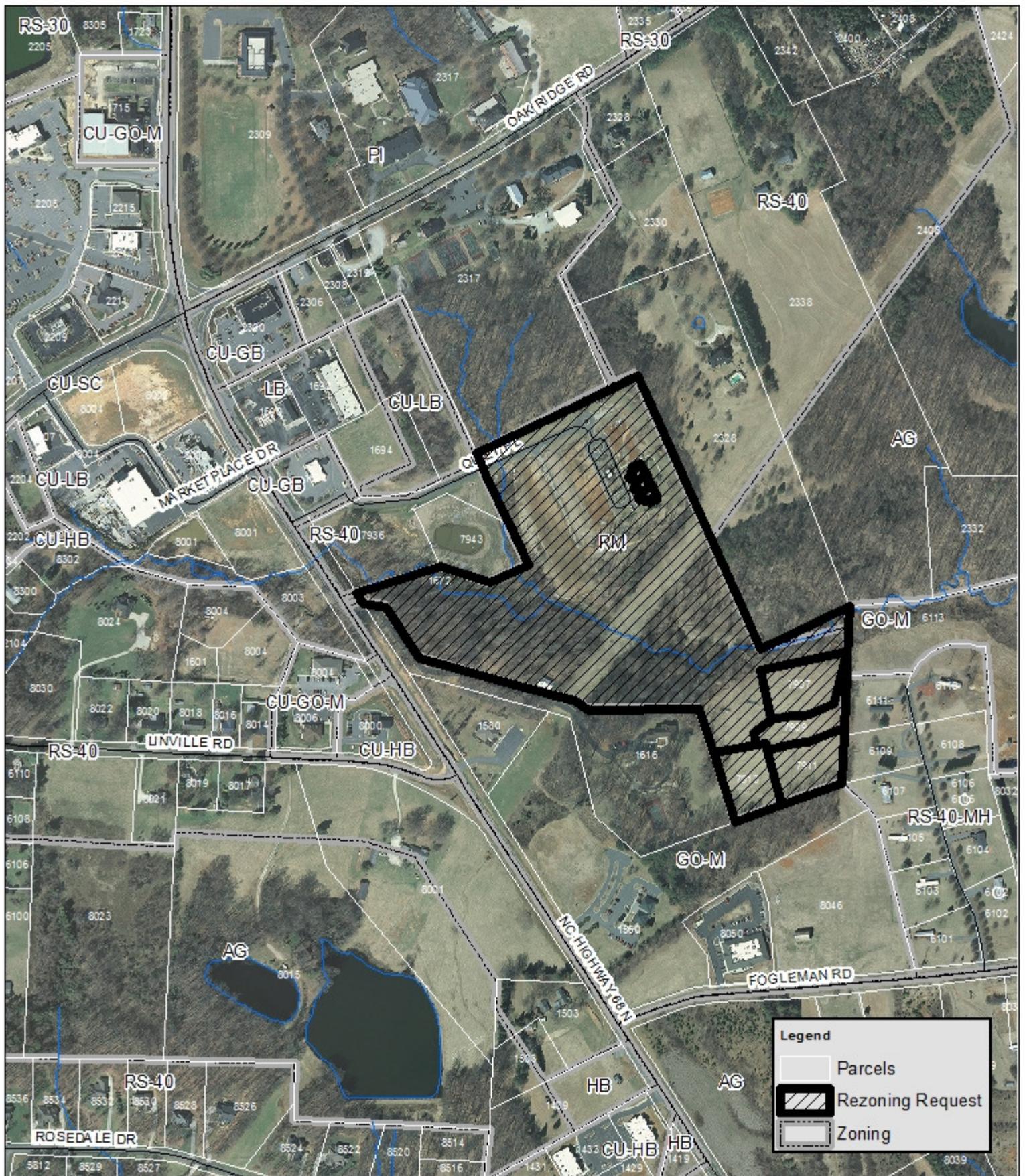
Topography: Hilly with some steep sections. The area to be developed was graded by the current owner when originally developed.

Regulated Floodplain: None

Stream Location and Classification: Two jurisdictional streams are located on the property.

COMMUNITY OUTREACH:

Applicant to provide summary of community outreach efforts at public hearing.



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Scale: 1"=300'

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STAFF RECOMMENDATIONS:

The proposed rezoning is consistent with the adopted Oak Ridge Future Land Use Plan, and will allow the Village Woods neighborhood to be built with a slightly modified development plan. The zoning conditions are designed to match the previously approved development plan, which also included 21 townhome units.

Staff recommends **approval**.

PLANNING AND ZONING BOARD RECOMMENDATIONS:

Motion to Approve/Deny by: _____

Seconded by: _____

Vote __ to __ in favor of the motion.

VOTE:

Simpson	_____
Baker	_____
Gardner	_____
Leybourne	_____
Paslaru	_____
Stafford	_____
Stoudemire	_____

WRITTEN RECOMMENDATION ADDRESSING COMPREHENSIVE LAND USE PLAN CONSISTENCY AND OTHER APPROPRIATE MATTERS:

To be provided following the Planning and Zoning Board recommendation.

TOWN COUNCIL RECOMMENDATIONS:

Motion to Approve/Deny by:

Seconded by:

Vote _____ to _____ in favor of the motion.

VOTE:

Sullivan	_____
McClellan	_____
Kinneman	_____
Nodine	_____
Stone	_____

**MOTION
TO APPROVE
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: RM to CU-TC-R

I make a motion that the proposed zoning amendment be approved based on the following:

1. *The proposed zoning amendment is consistent with the adopted development plan of the Town of Oak Ridge.* The Planning Board has provided the Council with its written statement that the proposed zoning amendment is consistent with the comprehensive plan, and the Council concurs and adopts the Planning Board's finding of consistency by reference. In addition, the Council further finds that the proposed zoning amendment is consistent with the comprehensive plan because:_____.

AND

2. *The proposed zoning amendment is reasonable.* The Council considers the proposed zoning amendment to be reasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.

B. The Council further finds that the proposed zoning amendment is reasonable because:_____.

AND

3. *The proposed zoning amendment is in the public interest.* The Council considers the proposed zoning amendment to be in the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.

B. The Council further finds that the proposed zoning amendment is in the public interest because:_____.

[Call for second etc .]

**MOTION
TO REJECT
ZONING AMENDMENT**

PROPOSED ZONING AMENDMENT: RM to CU-TC-R

I make a motion that the proposed zoning amendment be rejected based on the following:

1. *The proposed zoning amendment is not consistent with the adopted development plan of the Town of Oak Ridge.* The Planning Board has provided the Council with its written statement that the proposed zoning amendment is not consistent with the comprehensive plan, and the Council concurs and adopts the Planning Board's finding of inconsistency by reference. In addition, the Council further finds that the proposed zoning amendment is inconsistent with the comprehensive plan because:_____.

AND/OR

2. *The proposed zoning amendment is not reasonable.* The Council considers the proposed zoning amendment to be unreasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be unreasonable is adopted by reference.

B. The Council further finds that the proposed zoning amendment is unreasonable because:_____.

AND/OR

3. *The proposed zoning amendment is in the public interest.* The Council considers the proposed zoning amendment to be against the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be against the public interest is adopted by reference.

B. The Council further finds that the proposed zoning amendment is against the public interest because:_____.

[Call for second etc .]