



City of Conover

Planning Department

AGENDA

Conover Planning Board

January 20th, 2015

7:00 p.m.

City Council Chambers

1. ***Approval of Minutes.*** November 18th, 2014 regular meeting of the Planning Board.

2. ***Old Business.***

3. ***New Business.***

- Public Meeting - Zoning Map Amendment R15-1 for Woodland Village LLC: R-9A (Residential single-family) to COI (Campus and Institutional)

5. ***Informational Items.***

- November-December Permit Reports
- City Council Action:
 - Approval Conover Manor Final Plat
 - Grant applications approved for submittal for expansion to Conover City Park

6. ***Adjournment.***



MEMORANDUM

January 12, 2015

To: Planning Board
From: Planning Staff

RE: Zoning Map Amendment R15-1 for Woodland Village LLC
PIN #: 3742-0768-5052

BACKGROUND

Andy Wells, representing Woodland Villages LLC, the property owner, has requested a zoning map amendment for a property located at 1605 N NC 16 Highway. The parcel is currently zoned R-9A *Residential* and the requested zoning is COI *Campus Office and Institutional*.

STAFF REVIEW

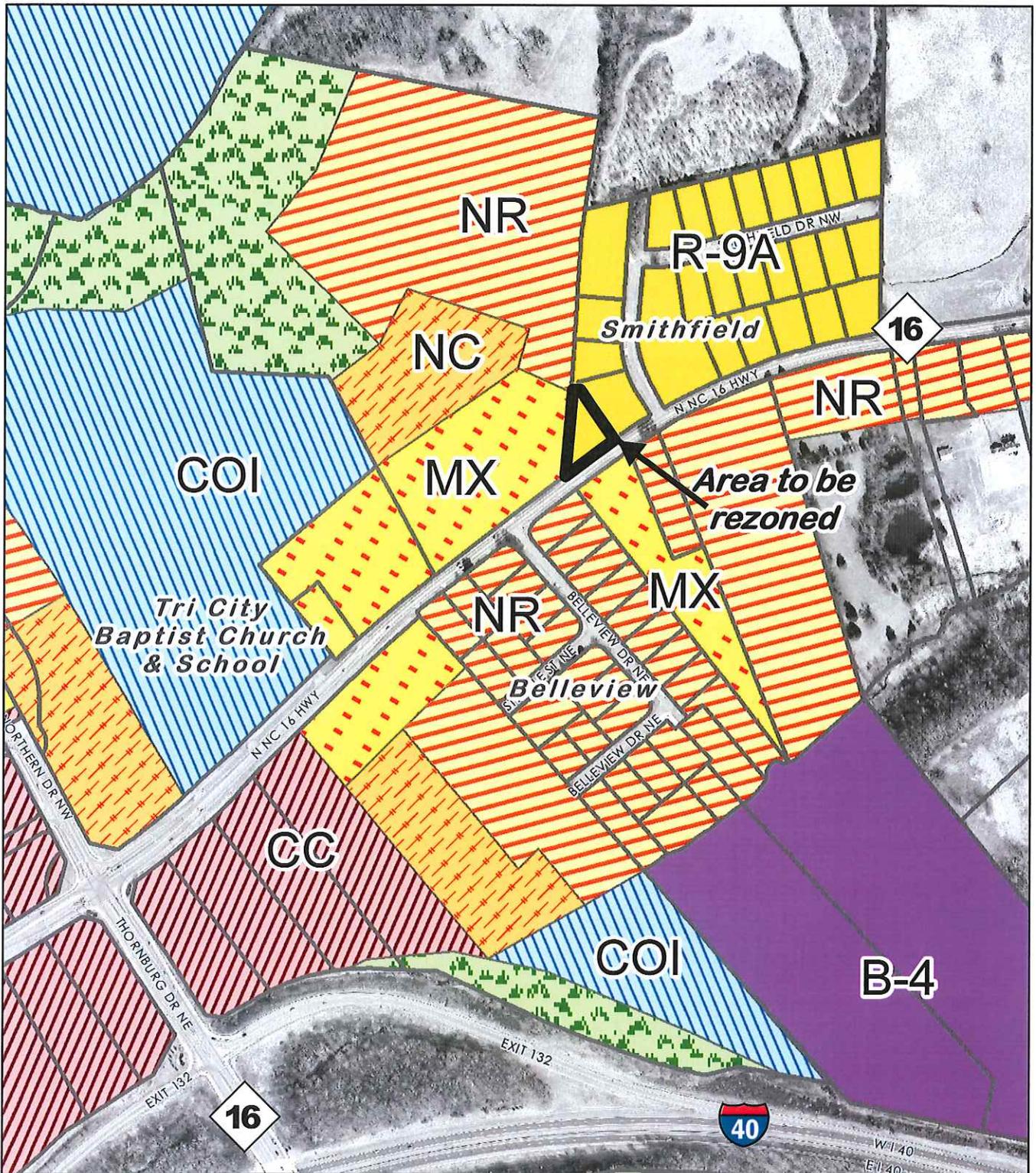
The .6+/- acre property is vacant, undeveloped land. The surrounding zoning is MX *Mixed Use* to the west and across the street to the south. To the north and east, the Smithfield Subdivision is zoned R-9A and contains single family homes. The adjacent uses to the west are vacant/demolished commercial (former Jobelle's and Stockyard restaurant), and across the street to the south is Bloom's greenhouse/retail plant sales.

The requested amendment would rezone the properties to COI (Campus and Institutional). Some of the uses allowed in the COI district include: offices, academic facilities (including daycare centers with certain conditions), churches, government complexes (excluding waste management & correctional facilities), health institutions, laboratories, and light manufacturing facilities (with certain conditions). The owner has indicated a desire to construct a small office building in this location.

The 2003 Land Development Plan identifies the future land use of this parcel area as commercial.

RECOMMENDATION

Staff has reviewed the requested zoning map amendment #R15-1. This parcel would be considered as being on the border of a large area commercial and office/institutional uses on Highway 16 and residential neighborhood to the north. It is a common practice throughout the city to have the lower intensity office zoning to serve as a transitional district between commercial and residential. Therefore based on the property being adjacent to commercial zoning/uses and being located on a thoroughfare, staff feels the office zoning classification is a reasonable request. Staff recommends approval of the zoning map amendment to the Planning Board.



REZONING R15-01

Woodland Village LLC

From R-9A (Residential) to COI (Campus/Office/institutional)

.6 ac. +/-

Legend

Area to be rezoned

Tax parcels

R-9 Residential Multi-family

R-9A Residential Single-family

NR Neighborhood Residential

NC Neighborhood Center

MX Mixed Use

COI Campus, Office, & Institutional

B-4 General Business

CC Corridor Commercial

OS Open Space

0 500 Feet

1 inch = 500 feet

1:6,000

