

DEPARTMENT OF PLANNING & DEVELOPMENT

PLANNING STAFF REPORT

CASE# 0910-1



EXPLANATION OF THE REQUEST

This is a request to rezone 4.03 acres at 111 River Highway in Mooresville from NB-CUD, Neighborhood Business Conditional Use District to NB-CD, Neighborhood Business Conditional District with the following conditions:

- no metal facades on the any sides of the buildings; brick, stone, split face block, stucco, EFS's (stucco like material spread over a rigid foam base) shall comprise the main materials of the building; and
- access to the property will remain as shown on rezoning site plan if subdivided in the future.

The proposed use for the property is an automatic car wash facility and future retail/commercial space. The request would be tied to the attached site plan (*Exhibit 1*). The applicant does not intend to use municipal utilities and therefore will not be requesting annexation.

OWNER/APPLICANT

OWNER: China Grove Restaurant Group
4270 Miller Road
Salisbury, NC 28147

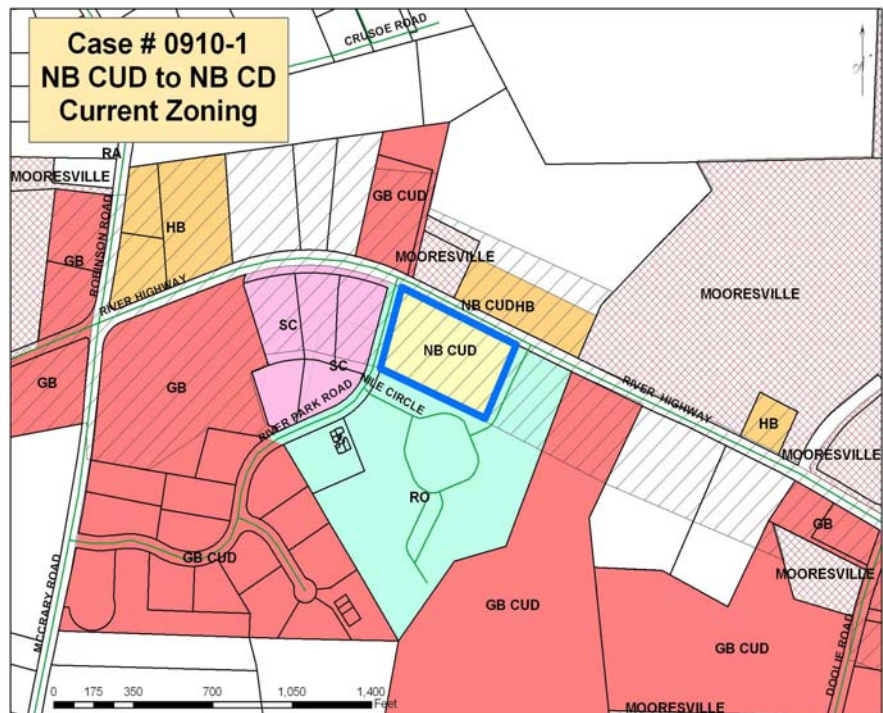
APPLICANT: Todd Surratt
337 Crossingham Road
Mount Airy, NC 27030

PROPERTY INFORMATION

LOCATION: At 111 River Highway in Mooresville; more specifically identified as PIN # 4638-40-0147.

DIRECTIONS: West on Highway 150, on left at the corner of River Park Road.

SURROUNDING LAND USE: This property is surrounded by multi-family residential and commercial uses as well as some vacant



commercially zoned property.

SIZE: The property is 4.03 acres.

EXISTING LAND USE: The parcel is currently vacant.

ZONING HISTORY: This property has been zoned NB CUD since February 2002. Conditions that were associated with that rezoning dealt with access management and use limitations which can be seen on the attached sheet.

OTHER JURISDICTIONAL INFORMATION: This property is in the Mooresville USA, and the Town of Mooresville Planning Department has reviewed the site plan for this lot and had no comments.

OTHER SITE CHARACTERISTICS: This property is located in the Catawba/Lake Norman WSIV-CA water supply watershed. The Board of Commissioners has approved this site as part of the River Park Development for utilization of the High-Density option and lots have been assigned impervious areas. Based on that approval, this lot is permitted to have 82,764 square feet of impervious area. The site plan was reviewed for compliance with the Watershed Ordinance during the High-Density request process.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: In 2006, the average number of vehicles per day on River Highway was 38,000. The capacity for Highway 150 is 12,000 vehicles per day. The development as proposed could generate up to 2900 trips per day. The driveway cut will not be located on a State Maintained Road; therefore NC DOT will not review and/or issue a driveway permit.

SCHOOLS: Because this is a commercial rezoning, there should be no implications on local schools.

FIRE MARSHAL: This proposal has been reviewed by the Iredell County Fire Marshal's Office. The Fire Marshal's Office has no issues with the proposal.

EMS: This proposal has been reviewed by the EMS Director and he had no problems or comments with regards to the request.

REQUIRED REVIEWS BY OTHER AGENCIES

LOCAL: The applicant will have to provide a site plan to the Planning & Development Department for review to develop the property. Zoning requirements such as parking and screening will be reviewed at such time. Plans will also be reviewed by the Planning & Development Department for compliance with Erosion & Sedimentation Control standards.

STATE: Other than building code, there should be no formal state agency review at this time. NC DOT will not issue a driveway permit for this project because the driveway comes off of River Park Road, which is not State maintained.

FEDERAL: None at this time.

STAFF AND BOARD COMMENTS

STAFF COMMENTS: This site is designated as corridor commercial on the 2030 Horizon Plan because of its proximity to the Town limits and water and sewer. The proposed NB CD district and retail uses fit into the corridor commercial in the 2030 Horizon Plan.

Since the rezoning of this property to NB CUD in 2002, there has been a slow changeover to more commercial uses in the area surrounding this property. The property across River Park Road was zoned RO (Residential Office) and was rezoned to SC (Shopping Center) in 2005. The Town of Mooresville annexed the property across River Highway for the People's Bank in 2007.

The conditions on the previous rezoning request (*a copy has been provided in your packet*), except for the limitation on uses, are all still applicable. The conditions dealing with access have been included in the application and on the site plan (*see Exhibit 1*). The conditions concerning the Roadway Protection Overlay standards are now required by the Zoning Ordinance and have been included on the site plan.

The Planning staff can support the proposed rezoning request based on the following: the proposed development is in compliance with the 2030 Horizon Plan future land use map and the design of the development as proposed on the site plan has helped to mitigate the traffic impacts caused by the site.

PUBLIC INPUT MEETING: The Public Input Meeting was held on August 25, 2009, at the Building Standards Center in Statesville. None of the adjoining property owners attended the public input meeting.

SITE REVIEW COMMITTEE: Jackie Grigg visited this site with the staff on September 15, 2009.

PLANNING BOARD ACTION NEEDED:

TO APPROVE: Motion to recommend in favor of the zoning map amendment and to advise that it is consistent with the 2030 Horizon Plan.

TO DENY: Motion to recommend denial of the zoning map amendment and to advise that it is inconsistent with the 2030 Horizon Plan.