



Town of Harrisburg
Planning and Zoning Department

DATE: February 8th, 2018

SUBJECT:

Request H2018-02-(R): Request to rezone approximately 44.9 acres from CR, Cabarrus Countryside Residential District, to O/I, Office-Institutional District

Location: The subject property is located at on the west side of Hickory Ridge Road approximately 1650 feet south of the Sweet William Drive intersection. Site Address: 9464 Hickory Ridge Road.

Applicant: Town of Harrisburg

Staff Report Prepared by: Joshua R. Watkins, Planning Director

BACKGROUND:

Area: ± 44.9 acres

Existing Land Use: Vacant

Zoning within 500 ft: North – CR: Cabarrus County Countryside Residential District
South – CR: Cabarrus County Countryside Residential District
East – CR: Cabarrus County Countryside Residential District
West – CR: Cabarrus County Countryside Residential District

Land Uses within 500 ft: North – Vacant, Agricultural, Single-Family Residential
South – Vacant, Agricultural, Single-Family Residential
East – Vacant, Agricultural, Single-Family Residential
West – Vacant, Agricultural, Single-Family Residential

APPLICATION SUMMARY:

- The subject property is currently zoned CR, Cabarrus County Countryside Residential District.

- The applicant has asked for a voluntary contiguous annexation, which means the Town has 60 days to place a Town zoning designation on the property.
- Staff is asking for O/I, Office-Institutional District be placed on the property, to be consistent with the elementary school that is proposed for this site.

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 44.9 acres in size.

2. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the goals, objectives and policies of the Ordinance;

Per the Unified Development Ordinance, the O/I district is established to provide for agencies and offices rendering specialized services and traditional institutional functions (both public and private) including, but not limited to, governmental facilities, cultural and recreational facilities, educational facilities and charitable institutions. To protect the low intensity character of this district, retail and wholesale trade are prohibited as permitted principal uses.

Per the Harrisburg Area Plan, the subject property is located in an area designated as Very Low Density Residential. This area is intended to remain predominantly rural in character while allowing residential uses to occur at densities up to two dwelling units per acre with supplemental design criteria. This area is characterized as having agricultural uses present, along with scenic views that need to be maintained.

3. The benefits or detriments for the owner, neighbors and surrounding community;

The benefits for the property owner will be the access to water and sewer services that annexation into the Town would provide. Public Schools are allowed in any residential or commercial zoning district, so the rezoning to O/I will only reflect the institutional nature of the proposed use.

4. Whether the proposed request is in compliance with the adequate public facilities criteria;

a. Utilities:

Water and sewer are both available at this site.

b. Transportation:

A Transportation Impact Analysis (TIA) is currently being performed for this use. Per NC General Statutes, the NCDOT will be required to install the improvements recommended by the final approved TIA.

c. Safety and Sanitation Services:

Police, fire and sanitation services are adequate for this rezoning.

d. Schools:

The uses allowed in an O/I zoning district should not have any negative impact on the school system. In fact, the proposed elementary school should have a positive impact on existing school capacity issues.

5. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. The Commission shall consider the following:

a. Whether the proposed zoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting or other nuisances;

The proposed rezoning is compatible with the adjacent neighborhood. The site will be reviewed to have as minimal impact as possible on the adjacent community.

b. Any change of character in the area due to installation of public facilities, other zoning changes, new growth changes, deterioration, and development;

The largest change to this area was the approval of the Blume subdivision to the north of this property.

c. The zoning districts and existing land uses of the surrounding properties;

The surrounding land uses and zonings in the area are all residential or agricultural in nature.

d. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;

The property is suitable for the uses which it has been restricted under the existing zoning classification.

e. Whether the rezoning is compatible with the adjacent neighborhood, especially concerning neighborhood stability and character;

The rezoning is compatible with the adjacent neighborhood.

f. The length of time the subject property has remained vacant as zoned (if applicable);

The property is currently vacant.

- g. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs;**

There is an adequate supply land in the area to accommodate the community needs should the Board decide to approve the request.

- 6. Whether the existing zoning was in error at the time of adoption.**

The existing zoning was not in error at the time of adoption.

APPROVAL WITH CONDITIONS:

The proposal is a *not* conditional zoning request. Conditions *may not* be imposed on the zoning action.

RECOMMENDATION:

The proposed rezoning request is not consistent with the Harrisburg Area Plan, but is in the public interest. The Planning and Zoning Department recommends approval of the rezoning request.