



REZ 01-08
Antiquity Phase 2B
Town Center Parallel Conditional Use District Rezoning
Conditional Use Permit Amendment and Major Subdivision
Staff Analysis
December 18, 2007

Owner: Venture Properties/Meeting Street
924 Main St., Suite 300
North Wilkesboro, NC 28659

Agent: Richard Jersey/Stantec
2127 Ayrley Town Blvd., Suite 300
Charlotte, NC 28273

Developer: Venture Properties/Meeting Street
924 Main St., Suite 300
North Wilkesboro, NC 28659

Acreage: Antiquity Total: 131.82, *Rezoning Phase 2B*: 33.80 Acres

Tax Parcel Reference: 007-511-09, 007-51-111, 007-51-112, 007-51-132

Project: Antiquity Phase 2B *Parallel Conditional District Rezoning and Conditional Use Permit Amendment Major Subdivision*

Proposed Use: Mixed Use Development

Existing Zoning: *Town Center Conditional District*, with approved regulating plan for mixed-use

Proposed Zoning: *Town Center Conditional District*, with changes to the approved plan

Location: 11921 Field Street, Cornelius TOD
North of Smith Road
East of North Main Street
South of Curtis Screw factory

Consideration Dates:
Planning Board: January 14, 2008
Town Board Public Hearing and Consideration: January 22, 2008

Existing Conditions

Adjacent Zoning: Property to the north is zoned *Business Campus* and *Neighborhood Residential* with business uses (Curtis Screw factory) and single family uses respectively. Property to the south is zoned *Neighborhood Residential* and *Neighborhood Mixed-Use* and has single family residential use. Property to the east is zoned *Neighborhood Residential* and has a single family residential use. Property to the west and across North Main Street (Hwy. 115) is zoned *Town Center*.

Topography: Flat area with some vegetation and construction access drive.

Vegetation: Existing vegetation exists on northern side of property and construction access drive exists off of Zion Avenue.

Existing Utilities: Public water and sewer exist.

Vesting Status: Not Vested

Town Center Parallel Conditional Use District/Conditional Use Permit

The applicant requests a *Town Center Parallel Conditional Use District Rezoning* and *Major Subdivision* to change the commercial area that was shown in the regulating plan that was part of the original conditional use zoning process. *Antiquity* is a current *Conditional District* approved in 2001 and amended in 2002.

The applicant is requesting a *Major Subdivision* for *Phase 2B*. The phase is greater than 10 acres and greater than 10 lots. The applicant will go through the administrative approval process as parcels develop.

The applicant is proposing the following amendments from the original plan and thus would amend the conditional use district as follows:

- The applicant has purchased an additional 5.98 acres since the original approval and will expand the *Town Center Conditional District* to create more buildable commercial areas.
- Alignment of Catawba Avenue has been redesigned to extend over North Main Street into the development and serve as the primary ingress/egress point to *Phase 2B*.
- Rectangular drive to extend around 0.30 acre square.
- The applicant is proposing to construct an amphitheatre and public restrooms within the linear park.
- The applicant proposes to relocate the amenity area from linear park to common area in *Phase 2A*.
- The applicant has proposed add a grocer not to exceed 35,000 square feet.
- The applicant is proposing to amend transect zones. Transect zones are transitional zoning districts within the *Antiquity* development and each allows for a multitude of uses.
- The following table is a list of the transect zones in *Antiquity Phase 2B* and the changes proposed:

Transect Zone	Approved Regulating Plan	Proposed Rezoning Plan	Difference
T4-Neigh. General	0.70 Acres (2.51%)	0.00 Acres (0.00%)	-0.70 Acres
T5-Neigh. Center	1.09 Acres (3.92%)	5.45 Acres (16.12%)	+4.36 Acres
T6-Town Center	14.70 Acres (52.84%)	16.65 Acres (49.26%)	+1.95 Acres
Park	2.67 Acres (9.60%)	3.92 Acres (11.60%)	+1.25 Acres
Square	1.04 Acres (3.74%)	0.30 Acres ((0.89%)	-0.74 Acres
Civic Green	0.50 Acres (1.80%)	0.00 Acres (0.00%)	-0.50 Acres
Road ROW & COS	7.12 Acres (25.59%)	7.48 Acres (22.13%)	+0.36 Acres
Antiquity Phase 2B	27.82 Acres (100%)	33.80 Acres (100%)	+5.98 Acres

T4-Neighborhood General (apartment, townhouse, sideyard, cottage, house)

T5-Neighborhood Center (commercial, apartment, livework, townhouse, sideyard)

T6-Town Center (commercial, apartment, livework, townhouse)

Staff Commentary

District Consistency

The *Town Center* zoning district permits office and retail uses up to 30,000 square feet by right. This rezoning is a revision from a previously approved regulating plan that included several block layouts. The applicant has revised these block layouts due to the modification in street infrastructure. The proposed block layouts are consistent with those approved in the regulating plan.

Streets, Parking, & Lighting

The proposed extension of Catawba Avenue into the site will act as the primary ingress/egress point to *Antiquity Phase 2B*. There are multiple points of ingress/egress into the site such as Zion Street and South Street.

The applicant proposes five parking decks with additional on-street parking spaces and parking lots. The parking meets the minimum standards of the parking and thoroughfare requirements set forth in the regulating plan.

Open Space

The applicant is required 25% total open space for the entire *Antiquity* development per the approved regulating plan. The applicant currently provides 29% open space for the development. The applicant is proposing an amphitheatre and 3.92 acres of park space, 0.30 acres of square, and 7.48 acres of right-of-way and open space in this phase.

Architecture

The applicant is proposing illustrative elevations that match surrounding architecture in the *Town Center* zoning district and the regulating plan. The applicant will submit plans for review to the *Architectural Review Board*.

Environmental Protection

The applicant will meet the landscape standards of the approved regulating plan.

Watershed Protection

The phase is within the *Post-Construction Storm Water Ordinance Protected Area*, but had an approved plan prior to adoption of the ordinance.

Additional Information

The applicant was not required to submit a traffic analysis as part of this submittal because this is an existing approved plan with no net increase in development from the amended plan. NCDOT is reviewing a transportation study at this time.

Staff Recommendation

APPROVE **APPROVE W/CONDITIONS** **DENIAL**

Staff recommends approval of the *Town Center Parallel Conditional Use District and Conditional Use Permit Amendment* with the following conditions:

1. Town approval is contingent on review and approval by other applicable local, state, and federal agencies.
2. All signage shall be permitted separately with a uniform sign plan consistent with the current *Land Development Code*.
3. The applicant shall provide decorative parking and cross walks surrounding 0.30 acre square.
4. The applicant shall provide town owned public parking.
5. The applicant shall submit elevations for review by the *Architectural Review Board*.
6. Final construction documents to be reviewed/approved by town staff prior to issuance of grading/building permits(s).