

TO: Mayor Charlie Sellers and the Blowing Rock Town Council
FROM: Kevin Rothrock, Planning Director
SUBJECT: CZ 2018-01 Conditional Rezoning from TC to CZ-TC
APPLICANT: Cardinal West Builders, LLC
DATE: June 4, 2018

REQUEST

Cardinal West Building Company, LLC is requesting a conditional rezoning of the former Blowing Rock Realty property from Town Center to Conditional Zoning – Town Center (CZ-TC). The 0.337-acre property is located at 1150 Main Street. The Applicant is proposing to demolish the former Blowing Rock Realty building and construct 2 retail or restaurant spaces and 6 condominium and/or townhome units. The property is further identified by Watauga County PINs 2807-87-9410-000.

SITE PLAN

General

The Town Center zoning district allows up to 5 units per acre for multi-family uses. The Applicant is requesting a residential density of up to 17.8 units per acre (0.337 ac on site) for a total of 6 units for the project. Allowing 17.8 units per acre would require a waiver of the residential density requirements in Section 16-12.2.3 of the Land Use Code. The 2014 Comprehensive Plan supports an increase in residential density of at least 8 units per acre in the most intensive residential zoning district. Town Center and the downtown area would be comparable areas of the most intensive residential zoning including R-6M, GB, and CB.

The Applicant has also revised the rezoning application to have the option to convert a portion of the planned retail area to a restaurant. If a restaurant is added, any additional required parking for building square footage or outdoor seating must be provided by satellite parking or payment into the parking fund.

Setbacks

The applicable street setbacks for Town Center is 15 feet and is measured from the back of the existing/proposed sidewalk along each street.

- Half of the proposed building front is in compliance with the 15-foot setback, while the other half encroaches into the setback. The ordinance allows for the buildings to be offset and encroach into the setback no closer than 10 feet to provide visual depth.
- Along Pine Street, the proposed buildings meet the required 15-foot setback, but a covered pergola extends into the setback and will be about 5 feet from the back of-the sidewalk.

Since the pergola is supported by posts to the ground, a setback waiver will be needed to approved the design as submitted.

- All other side and rear setbacks are being met.

Building Height

The maximum building height is 30 feet from the finished sidewalk elevations. The proposed building height is shown at 34 feet above the sidewalk elevation. The increase in roof height is partially due to the 6/12 roof slope requirements. The proposed building height is comparable to the adjacent Village Shoppes buildings and the Town Tavern.

Architectural Design

There have been several proposed building designs with various materials shown at the neighborhood meeting, to the Blowing Rock Historical Society, and other groups. The final design proposed received 33% of the favorable votes from the Blowing Rock Historical Society. All of the designs have elements of the mountain resort style materials found in many commercial and residential structures in Blowing Rock. The materials include a dark gray taupe metal roof, sage green cedar shingles, burgundy window trim and architectural stone veneer.

Parking/Access

The Blowing Rock Realty building is credited with 9 parking spaces based on the existing square footage.

The proposed project requires 19 parking spaces, 12 for the residential units and 7 for the retail space. With the credit of 9 spaces, 10 parking spaces are required and the applicant is providing 10 spaces in the parking garage.

If a different use is allowed for the retail portion in the future that would require more parking, the applicant would have to secure satellite parking or pay into the parking fund at the prevailing rate.

Storm Water

The storm water runoff from the site will be conveyed to an onsite detention system and released to Pine Street.

Utilities

Sewer will be connected to Pine Street.

All electrical service will be provided underground.

Garbage Collection

Garbage collection will be through roll-out containers which will be placed by tenants on the edge of Pine Street for collection.

Landscaping

All of the trees on site, including the large pines along Main Street will be removed. A general landscape plan has been submitted for review. Once construction plans are finalized, a detailed landscape plan will be produced. All landscape materials shown on the final plans will meet the Land Use Code standards for species and size.

Applicant Proposed Conditions

1. Density – Density to be modified to allow 6 residential units for the project. Since the project is in the Town Center (urban core) it is thought that a higher density is warranted. (Based on lot acreage, 0.337, and current ordinance maximum of 5 units per acre, only two residential units would be allowed.)
2. Height – To accommodate a full level of both commercial and residential uses with a peaked roof meeting the Town's 6/12 slope requirements, it is requested that the ridge line of Building A be allowed to be 34' (4' above the 30' maximum allowed.) The peak of the roof at the adjacent Village Shoppes appears to be almost 40' high and the Town Tavern approximately 32' high.
3. Parking – Although the proposed development can provide the required parking on-site, if additional parking is required to support any use such as restaurants, the Applicant will pay into the parking fund at the prevailing rate or provide satellite parking.
4. Green/Open Space – In spirit with the Town's new streetscape, the project would like to create more pedestrian space and therefore request a reduction of the required greenspace. (Planters will be raised 18" to 20" to provide seating and brick pavers added that match the Town's streetscape.)
5. Encroachment Agreement – There is a recorded easement for both water and sewer service from Village Shoppes across the subject property. Once the location is confirmed it is requested that we work with The Village Shoppes and Town personnel to locate in an appropriate area that does not impede the proposed development.
6. Trellises – The proposed trellis along Pine Street, the roof overhangs at entries and the two balconies facing Main Street are transitional elements between the busy streets and the businesses inside. These features reduce the scale from the big outdoors to a more intimate pedestrian friendly level and offer screening from the sun and some protection from the weather. Section 16-21.4.4 of the Ordinance encourages the use of these architectural elements.

NEIGHBORHOOD MEETING

A neighborhood meeting was held at Town Hall on February 27, 2018. Approximately 30-35 neighbors and other citizens attended the meeting. The Applicant shared with the group their vision for the property, and the historical nature of the property.

WAIVERS REQUESTED

For this project to be approved, the following waivers must be granted:

1. Residential density increased from 5 units/acre to 17.8 dwelling units per acre.
2. Street setback reduced from 15 feet from the back of the proposed sidewalk on Pine Street to allow construction of a covered pergola on the front half of the main building.
3. Building heights increased from 30 feet to not more than 34 feet measured from the sidewalk elevation on Main Street.

PLANNING BOARD RECOMMENDATION

At the April 19, 2018 meeting, the Planning Board recommended approval of the conditional rezoning request as submitted with the applicant's proposed conditions.

ATTACHMENTS

1. Site, grading, utility, and landscape plans
2. Architectural elevations and floor plans

ORDINANCE NO. 2018-XX

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE
TOWN OF BLOWING ROCK;
CREATING THE CARDINAL WEST BUILDERS
CONDITIONAL ZONING DISTRICT (CZ-TC)**

WHEREAS, the Town of Blowing Rock has the authority, pursuant to Part 3 of Article 19 of Chapter 160A of the North Carolina General Statutes, to adopt zoning regulations, to establish zoning districts and to classify property within its jurisdiction according to zoning district, and may amend said regulations and district classifications from time to time in the interest of the public health, safety and welfare; and

WHEREAS, this Ordinance is consistent with NC General Statutes 160A-381, establishing conditional zoning districts in local zoning jurisdictions; and

WHEREAS, this Ordinance is consistent with the Town’s 2014 Comprehensive Plan Update for the reasons set out herein; and

WHEREAS, the Town of Blowing Rock has reviewed the proposed ordinance and recommends its enactment by the Board of Commissioners;

NOW, THEREFORE, THE TOWN OF BLOWING ROCK BOARD OF COMMISSIONERS, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF THE BOARD MEMBERS VOTING IN THE AFFIRMATIVE, HEREBY ORDAINS THE FOLLOWING.

Section One. Upon petition of the Cardinal West Builders, LLC, the Official Zoning Map of the Town of Blowing Rock is hereby amended to create the Blowing Rock Townhomes, Conditional Zoning District (CZ-TC) as more particularly set forth herein.

Section Two. This Ordinance is found to be consistent with the Town of Blowing Rock 2014 Comprehensive Plan Update, particularly with the following policies contained therein:

- LC-1 Refocus growth on Blowing Rock’s core through policies and actions that encourage both infill development and the redevelopment of properties that are not being utilized for their highest and best use.
- H-2: The architectural design of new development on the site will reinforce the western NC vernacular and respect the character of the town and surrounding neighborhoods.
- LC-3.1: Amend the Land Use Code to increase the density allowed in the most intensive residential zoning district to allow at least 8 multi-family dwelling units per acre by-right.

- LC-6.4: Encourage the use of the Conditional Zoning process to address situations where rezoning to an existing base zoning district would not be compatible with surrounding development in the absence of conditions tailored to the particular nature of the proposed use or development.

Section Three. The zoning classification of that certain real property shown on the aerial photo map, attached hereto as **Exhibit A** and made a part hereof, is hereby changed from TC, Town Center to CZ-TC, Conditional Zoning-Town Center. Said property is also identified on Watauga County PINs 2807-87-9410-000,

Section Four. The Cardinal West Builders Conditional Zoning District is a conditional zoning district established pursuant to the Land Use Ordinance of the Town of Blowing Rock by means of authority granted by the North Carolina General Statutes. Future development and use of lands situated within the Cardinal West Builders Conditional Zoning District, and the processing of applications to develop and use such lands, shall comply with the conditions set forth on the document entitled, Cardinal West Builders Conditional Zoning District: List of Standards & Conditions, which is attached to this ordinance as **Exhibit B** and incorporated herein. The aforementioned List of Standards & Conditions, made a part thereof, shall run with the land and shall be binding on Cardinal West Builders, LLC, its heirs and assigns.

Section Five. Pursuant to Section 16-9.6 of the Town of Blowing Rock Land Use Ordinance, the Master Plan replaces all conflicting development regulations set forth in the Land Development Standards, and such development regulations are varied to the extent they conflict with the Master Plan and List of Standards & Conditions. The Master Plan specifically includes the architectural plans and civil engineering and site plans submitted to Town Council on May 17, 2018 and subsequent construction drawings revised as a result of additional conditions imposed by Town Council after the June 12, 2018 public hearing. Construction drawings include at a minimum: site plan, utility plan, grading plan, landscape plan, and architectural plan and elevations. Any substantial change to the Master Plan as noted below shall be reviewed by the Planning Board and approved or denied by the Town Council as an amended conditional zoning district. The following changes to the Master plan shall require approval by the Town Council:

- (a) Land area being added or removed from the conditional district.
- (b) Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance.
- (c) A change in land use or development type beyond that permitted by the approved master plan.
- (d) When there is introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access.
- (e) Hours of operation and/or delivery hours.

All other changes to the Master plan shall receive approval by the Administrator. However, if in the judgment of the Administrator, the requested changes alter the basic development concept of

the Conditional Zoning District, the Administrator may require concurrent approval by the Town Council.

Section Six. Enactment of this Ordinance constitutes the approval of a site-specific development plan resulting in the establishment of a vested right, pursuant to N.C.G.S. 160A-385.1, to undertake and complete the development and use of the property under the terms and conditions specified in the Master Plan and the List of Standards & Conditions. Such vested right shall have a term of two years from the date of adoption of this Ordinance.

Section Seven. The Office of the Zoning Administrator is hereby authorized and directed to modify the Town’s Official Zoning Map consistent with this Ordinance.

Section Eight. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

Section Nine. All ordinances or portions thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section Ten. This ordinance shall be in full force and effect from and after the date of adoption.

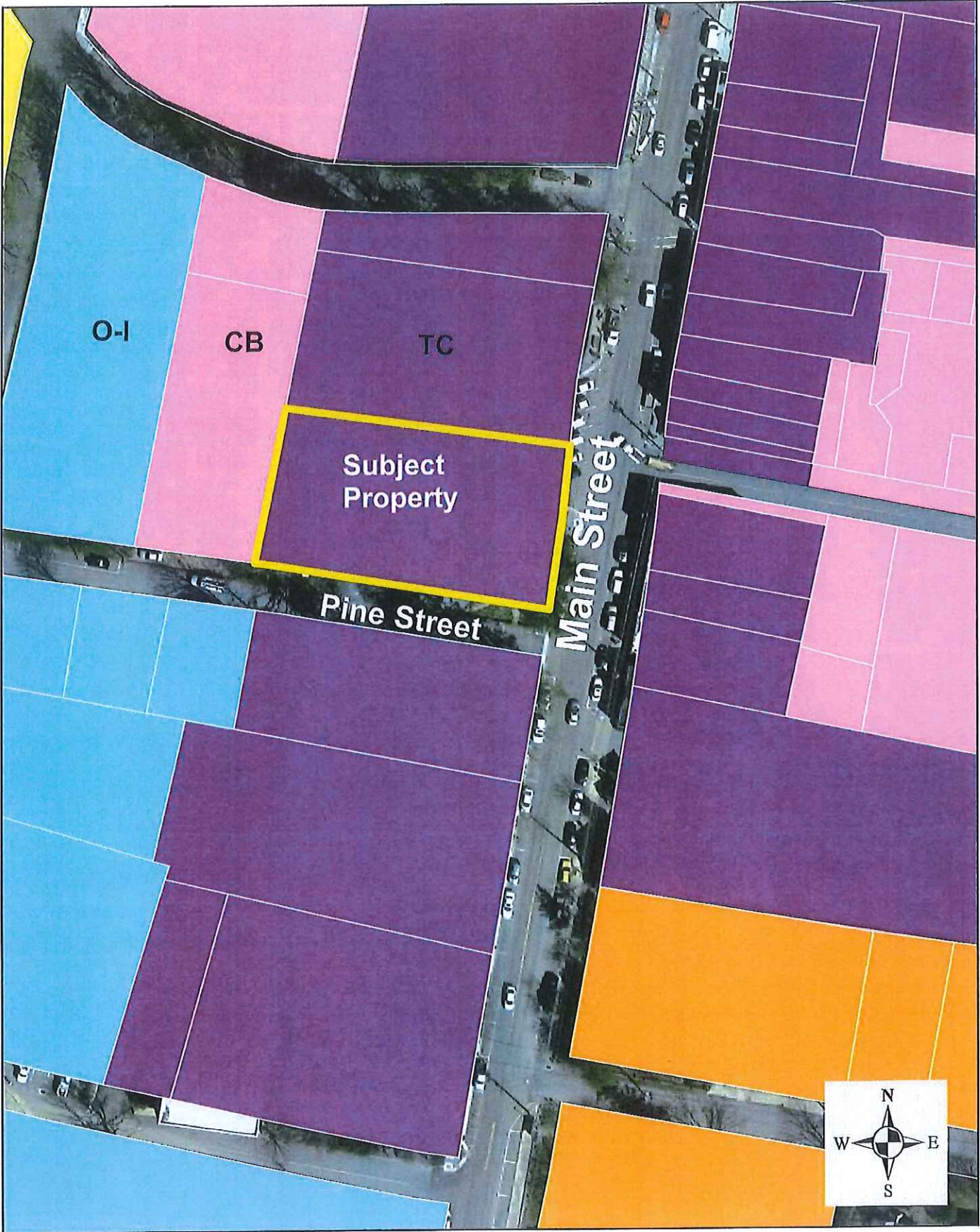
Adopted this ____ day of _____, 2018.

Mayor

ATTEST:

Town Clerk

RZ 2018-01 Cardinal West Builders Rezoning TC to CZ-TC



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EXHIBIT A

Exhibit B

Ordinance No. 2018-XX
Cardinal West Builders Conditional Zoning District
Conditional Zoning – TC
PINs 2807-87-9410
1150 Main Street

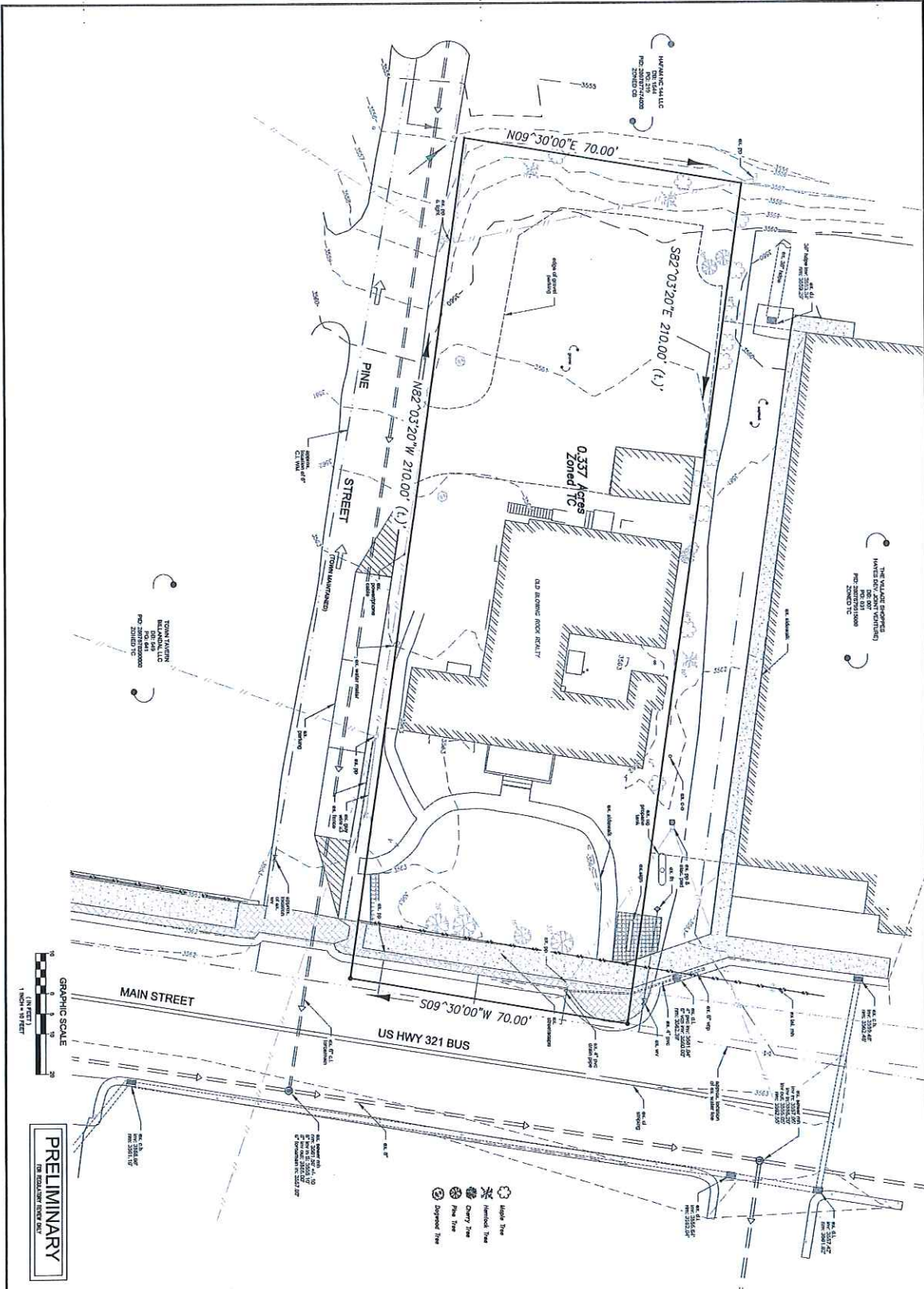
List of Standards & Conditions

Waivers from Land Use Code Standards

1. Residential density increased from 5 units/acre to 17.8 dwelling units per acre.
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PRELIMINARY
FOR EXHIBITION PURPOSES ONLY

DATE	BY	REV	DESCRIPTION

EXISTING CONDITIONS

**1150 MAIN ST
MIXED USE**

BLOWING ROCK, NC

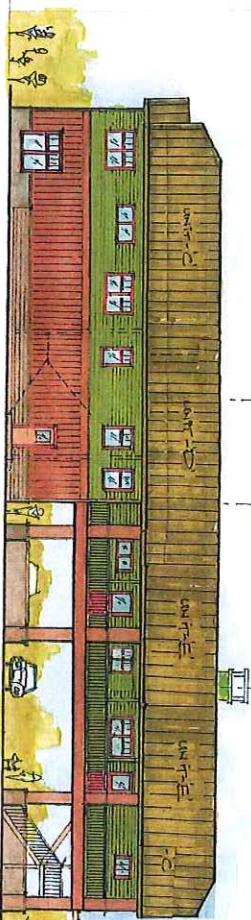
Municipal Services Engineering Company, P.A.

P.O. BOX 87 GARDNER, N.C. 27538 (919) 775-6352
 P.O. BOX 343 BOONE, N.C. 28607 (828) 265-1147

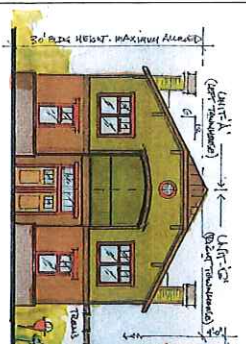
LICENSE NUMBER: C 0281



5 WEST ELEVATION
1/8"=1'-0"



4 NORTH ELEVATION (Village Shoppes)
1/8"=1'-0"



1 PINE ST. ELEVATION (South)
1/8"=1'-0"



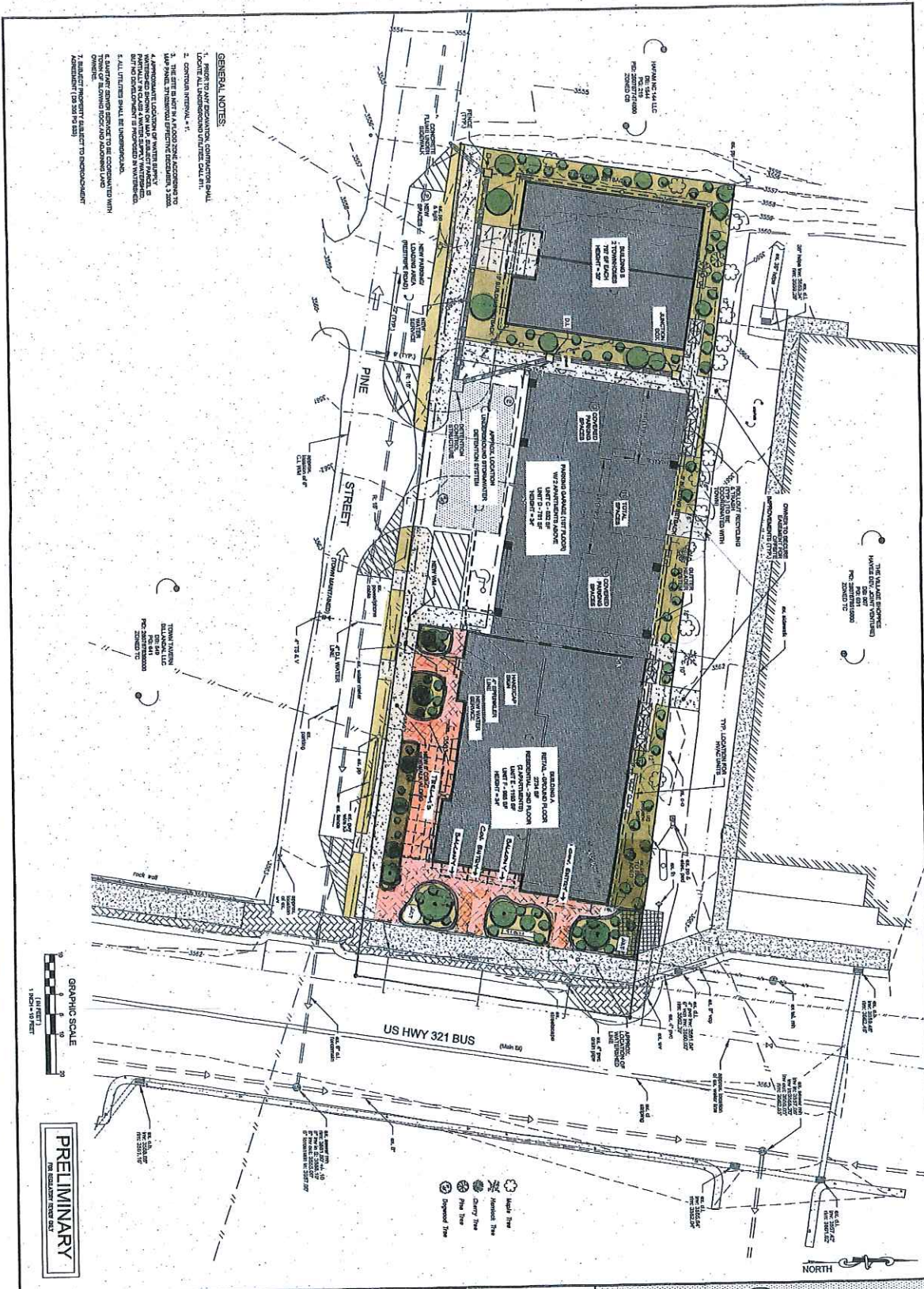
2 US HWY 321 ELEVATION (East)
1/8"=1'-0"

Preliminary Elevations
1150 Main Street
Mixed-Use
Blowing Rock, NC

ARCHITECT: [Logo]
 PROJECT TITLE: [Logo]
 SCALE: [Logo]
 DATE: [Logo]
 DRAWN BY: [Logo]
 CHECKED BY: [Logo]

REVISIONS: [Table]
 DATE: [Table]
 APPROVED: [Seal]
 BILL OF MATERIALS: [Table]
 CONTRACT: [Table]

- GENERAL NOTES:**
1. PRIOR TO ANY DEMONSTRATION, CONTRACTORS SHALL LOCATE ALL UNDERGROUND UTILITIES AND SET.
 2. CONTROL INTERVALS = 1'
 3. THE SET BACK SHALL BE A MINIMUM OF 5 FEET FROM THE ADJACENT PROPERTY LINE.
 4. APPROXIMATE LOCATIONS OF WATER SERVICE, SEWER, GAS, AND TELEPHONE LINES ARE SHOWN. EXACT LOCATIONS AND DEPT. OF JURISDICTION IS PROVIDED BY UTILITIES.
 5. ALL UTILITIES SHALL BE UNDERGROUND.
 6. EXISTING SETBACKS SHOWN TO BE CONFORMANT WITH ZONING. ALL OTHERS SUBJECT TO REVISIONS.
 7. ALL UTILITIES SUBJECT TO REVISIONS.



NO.	DATE	DESCRIPTION
1	08/11/2010	ISSUED FOR PERMIT
2	08/11/2010	ISSUED FOR PERMIT
3	08/11/2010	ISSUED FOR PERMIT
4	08/11/2010	ISSUED FOR PERMIT
5	08/11/2010	ISSUED FOR PERMIT

PRELIMINARY LANDSCAPE/STREETSCAPE
 Plan

1150 MAIN ST
MIXED USE
BLOWING ROCK, NC

Municipal Services  **Engineering Company, P.A.**
 P.O. BOX 67 GARDNER, N.C. 27639
 619.772.0000
 LICENSE NUMBER: 56981



⊕ FRONT ELEVATION (MAIN ST.)
 3/16" = 1'-0"