

MEMO TO: Planning Board Members

FROM: City of Lincoln Planning Department

SUBJECT: CZ-1-2023- Application from Morris Long requesting a conditional district zoning map amendment from Central Business Transitional (CBT) to Transitional Infill Development (TID) for the purpose of building four duplex units on 0.733 acres of land. The subject property is located at the northwest corner of North Flint Street and East Main Street (Parcel ID 00670).

DATE: February 21, 2023

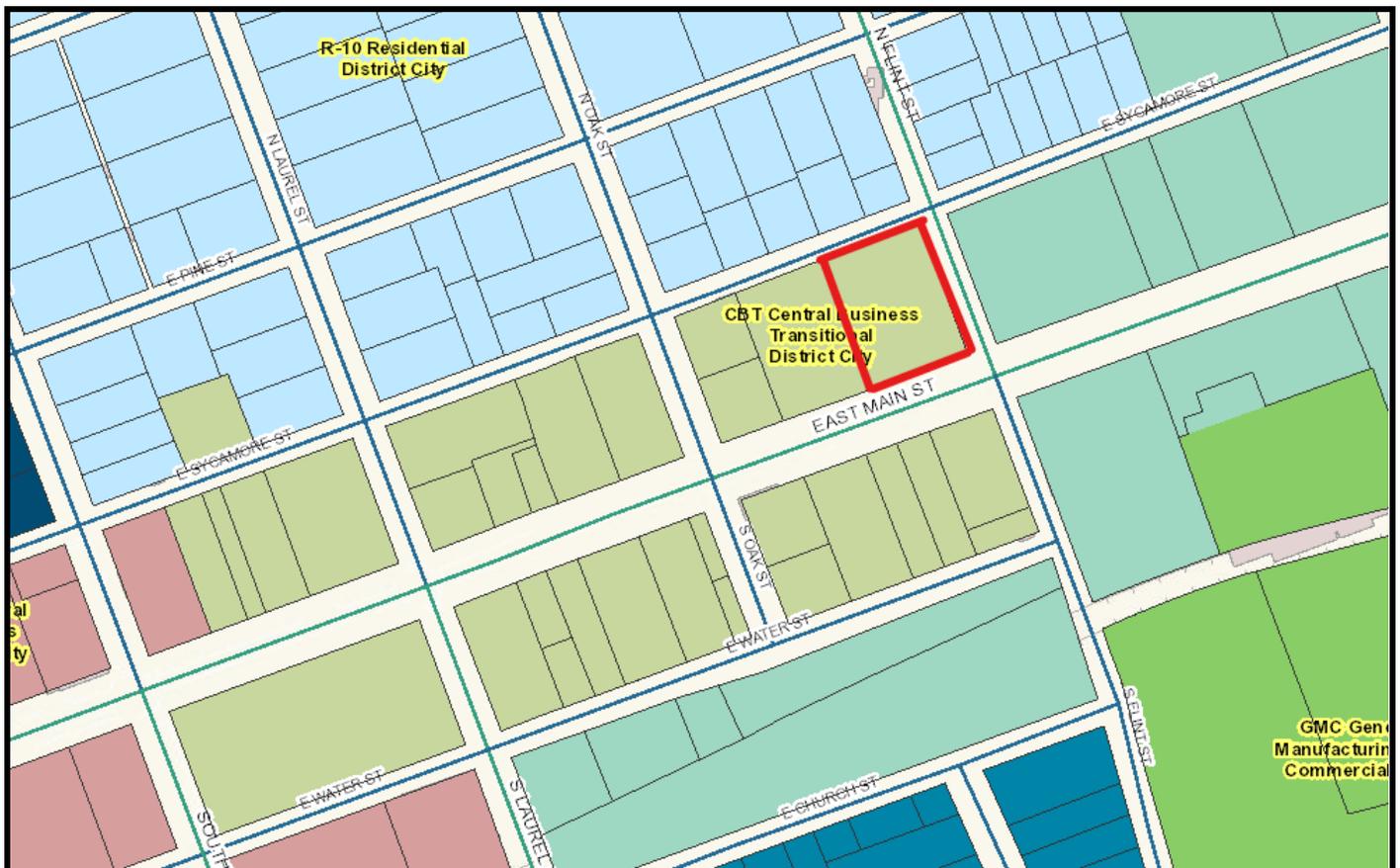
SITE AND AREA DESCRIPTION

Morris Long is requesting a conditional district rezoning of 0.733 acres from the Central Business (CB) District to the Transitional Infill Development(Conditional District) TID(CD) for the purpose of creating four duplex residential units. The subject property is located at 627 East Main Street (Parcel ID 00670).

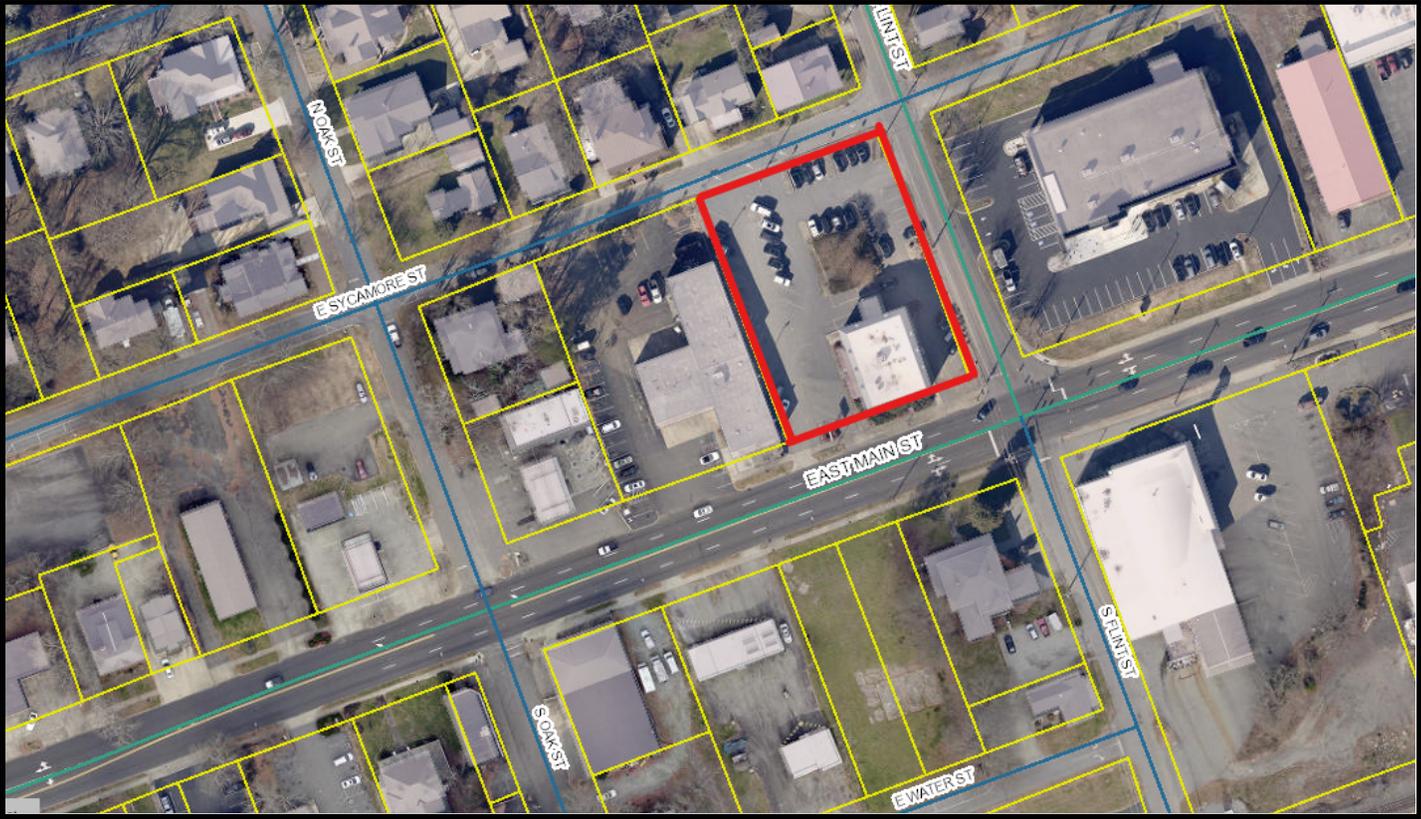
The subject property was formerly used as a police department and currently is a vacant lot.

The adjacent properties are commercial and residential. Zoning around the site is a mixture of Central Business Transitional (CBT) District and Residential 10 (R-10) District and General Business (GB).

CURRENT ZONING MAP

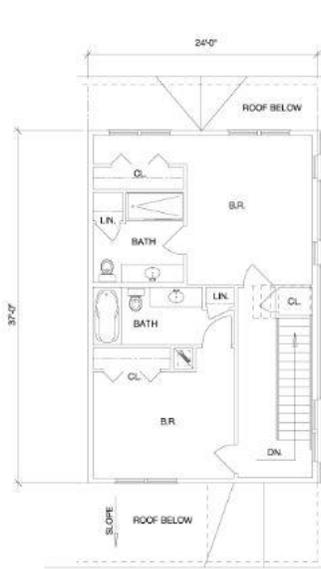


AERIAL VIEW



STREET VIEW





UPPER FLOOR PLAN

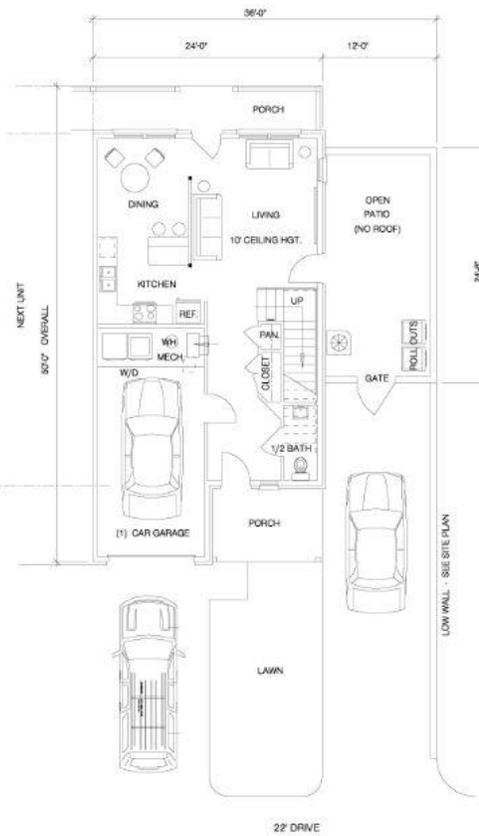
SCALE 1/8" = 1'-0"

24' x 50' UNIT

828 SF UPPER LEVEL

638 SF MAIN LEVEL

TOTAL HEATED INSIDE 1466 SF



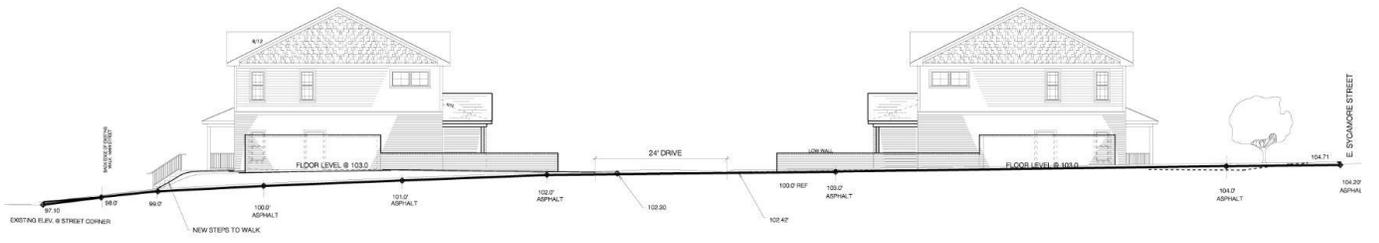
MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"



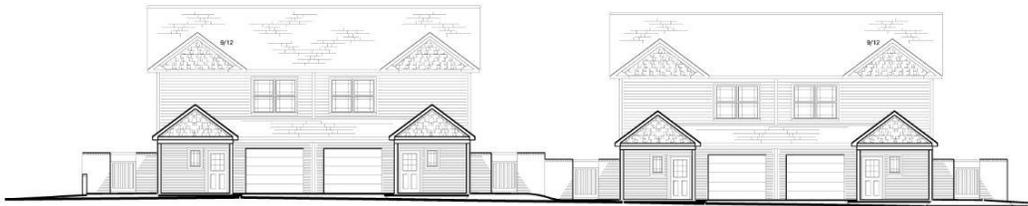
FRONT ELEVATIONS FM. MAIN STREET

SCALE 1/8" = 1'-0"



SIDE ELEVATIONS FM. FLINT STREET

SCALE 1/8" = 1'-0"



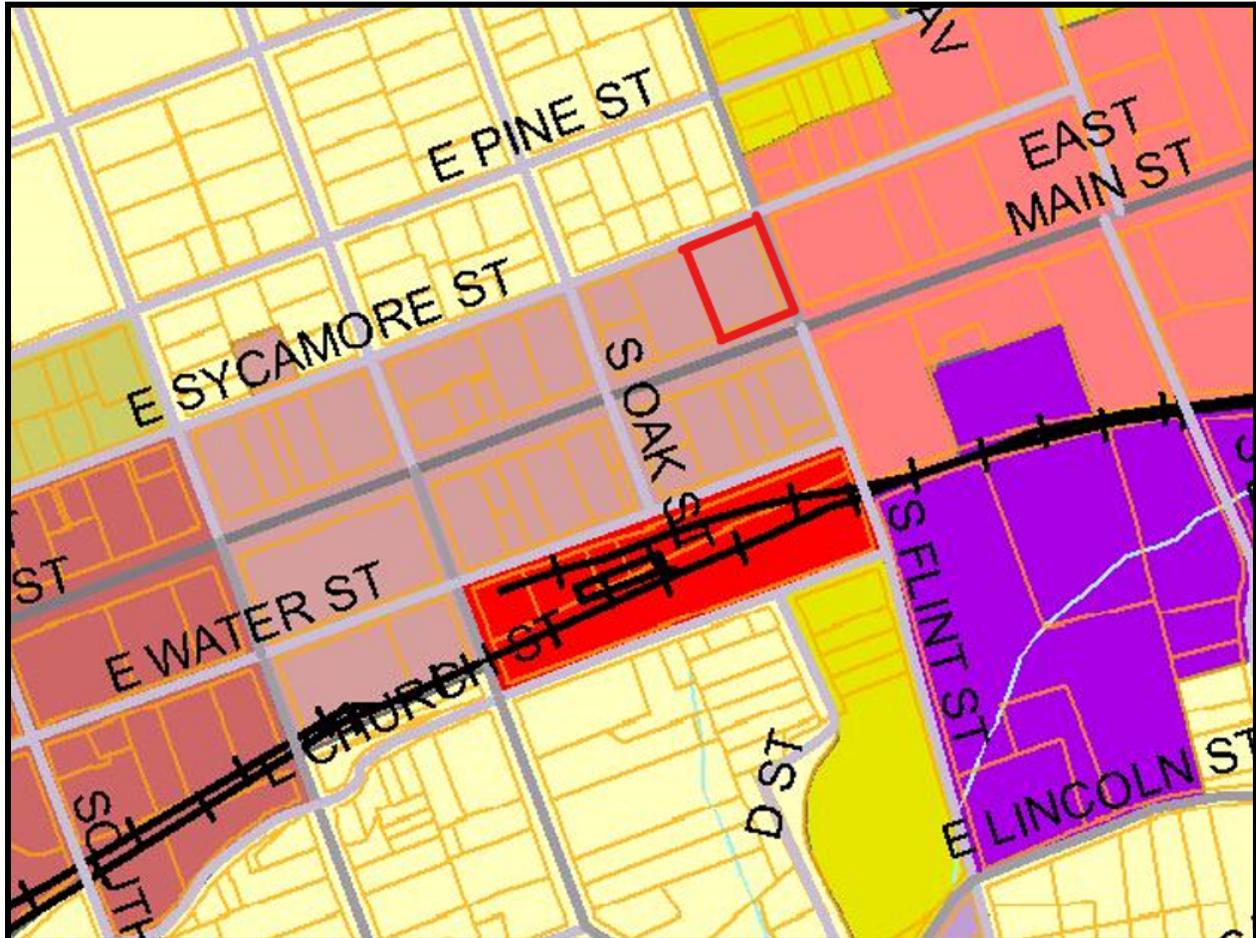
REAR ELEVATIONS FM. DRIVE - TOWARDS MAIN STREET

SCALE 1/8" = 1'-0"

PROJECT DETAILS

- 4 - 2 unit buildings
- 4 units will front East Main Street and 4 units will face East Sycamore
- 2 bedroom/2.5 bathroom units
- 1 car rear loaded garage and one parking space
- Exterior will be a combination of brick and hardie board
- Each unit will have a side patio and a front porch

LAND USE PLAN



Land Use Code and Description

CB, Central Business	MURC, Mixed Use Residential/ Commercial	ROS, Recreation/ Open Space
CBT, Central Business Transitional	NB, Neighborhood Business	RR, Rural Residential
GB, General Business	NBC, Neighborhood Business Corridor	RS, Residential Suburban
IND, Industrial	PB, Planned Business	TSF, Traditional Single-Family
IO, Institutional Office	RHD, Residential High Density	

The Land Use Plan shows the property in the Central Business District Transitional Area. This planning area lies adjacent to Downtown Lincoln and, in many ways, is an extension of "downtown" with office and retail uses prevailing. The major factor that differentiates the two areas is off-street parking. While traditional "downtown" uses have

little if any on-site parking, the CBD transitional planning area is meant to accommodate off-street parking in the rear yard only. Thus, the dense development pattern found in downtown Lincoln is modified somewhat in CBD Transitional planning area. Accordingly, the CBD Transitional planning area is an excellent venue for multi-family development where on-site off-street parking is of major concern.

The rezoning of the property to the Transitional Infill Development (Conditional District) TID (CD) is consistent with the intent of the land use plan.

CONDITIONAL ZONING

Because this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could only be used for the specified use in accordance with the approved site plan. Any major modification or change in use would require approval by the City Council through a public hearing process.

STAFF REVIEW COMMITTEE

The Staff Review Committee had the following comments:

1. Coordinate Water and Sewer with the City Utilities Department.
2. Building plans must be submitted to and approved by Lincoln County Inspections prior to development.
3. Windows and doors must be similar to CB Design Code Standards for downtown buildings.
4. The City Fire Inspector will need to review and approve all plans prior to development. For building height, ground to eave must be 30' or less. Building height of more than 30' would require the driveway width to be 26 feet.
5. NCDOT stated that with access only on North Flint St, they would not require a driveway permit. However they want to see the existing curb cuts along NC27, E Main St, be removed and curbing placed to match existing. This would be done through a 16.1A (Non-utility) encroachment agreement.
6. Coordinate with the City Electric Department on electric meters and conduit.
7. Coordinate with the City on trash pick up.
8. Move mailboxes to an interior location to prevent residents from stopping on N. Flint Street to pick up mail.
9. Erosion control plans must be submitted to and approved by Lincoln County Soil and Erosion prior to development.
10. Building design is to be generally consistent with the quality, character and fenestration portrayed in the renderings. Minor variations from the renderings that do not detract from the quality, character and fenestration may be permitted.
11. Sidewalks constructed to City of Lincoln specifications must be constructed along North Flint and East Sycamore.
12. Landscaping along the length of Sycamore where it is across from Single Family Dwellings. Use Street Landscaping Standards 4 small trees, 12 shrub per 100 linear feet

STAFF RECOMMENDATION

Staff recommends the following actions:

- approval of the request for rezoning from CBT to the Transitional Infill Development(Conditional District) TID(CD) subject to the staff review committee comments being made conditions of approval,
- approval of the statement of consistency for approval of the rezoning request, and
- the rezoning being effective once the Zoning Administrator receives written agreement from the applicant and property owner with the conditions of approval.

Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness
for **APPROVAL of Application**

Case No. CZ-1-2023

Applicant: Morris Long

Parcel ID#: 00670

Location: Intersection of East Main and N. Flint Street

Request: Rezone from CBT to TID (CD) for the use of the property for 4 duplex units.

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Central Business Planning Area. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan in the following ways:

- The CBD transitional planning area is meant to accommodate off-street parking in the rear yard only.
- The CBD Transitional planning area is an excellent venue for multi-family development where on-site off-street parking is of major concern.
- Encourage quality infill development. Build it so that it looks like it "fits in." Mixed-use type buildings are acceptable. Attract "people-oriented" uses (e.g., restaurants) downtown. Encouraging persons to live downtown Lincolnton is very much recommended.
- The City should continue its efforts to promote downtown living and also allow for additional and quality higher-density developments on the downtown periphery.

The proposed rezoning request **is reasonable** with the Lincolnton Land Use Plan in the following ways:

- The Land Use Plan strongly encourages residential development in the CBD Transitional Planning Area as a means of enhancing the vitality of downtown.

Therefore, **approval of the proposed amendment is reasonable and in the public interest.**

Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness
for DENIAL of Application

Case No. CZ-1-2023

Applicant: Morris Long

Parcel ID#: 00670

Location: Intersection of East Main and N. Flint Street

Request: Rezone from CBT to TID (CD) for the use of the property for 4 duplex units.

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Central Business Planning Area.

The proposed rezoning request **is consistent** with the Lincolnnton Land Use Plan.

- However, the proposed use is not viewed as desirable in the area.

The proposed rezoning request **is not reasonable** with the Lincolnnton Land Use Plan in the following ways:

- The change in zoning is not reasonable as it will create development that is not desirable. A mixed use development or commercial development would be better suited to this property.

Denial of the proposed amendment is reasonable and in the public interest.