

**PLANNING STAFF REPORT
MASTER DEVELOPMENT PLAN
KANGAROO EXPRESS**

SUMMARY:

Hearing Date: December 2, 2014

Applicant: The Pantry, Inc.

Property Owner: Fred Albrecht, et al

Case Number: 11287 Kangaroo Express

Development Proposal: The Pantry, Inc., applicant, on behalf of Fred Albrecht, et al, owner, is requesting Master Development Plan approval for a multi-use commercial development to include a Gasoline Station with Convenience Store and a Limited Service Restaurant (NAICS 447110/722211). The proposed development will consist of a two (2) unit commercial building on approximately 3.15 acres.

Location and Land Use: The proposed project will be located at 68 Hoover Road (SR 1569), along the northern portion of the intersection of US HWY 17 and Hoover Road, across US HWY 17 from the Hampstead Annex and across Hoover Road from the McDonald's. The property may be further identified by Pender County PIN 3292-08-2849-0000. The surrounding properties adjacent to the site consist of commercial and vacant land uses.

Zoning District of Property: The property is zoned GB, General Business District.

Staff Recommendation: Planning staff recommends conditional approval based on Major Site Development plan items being met as well as the consideration of the Technical Review Committee (TRC) and Planning Board comments.

Description of Proposal

The Pantry, Inc., applicant, on behalf of Fred Albrecht, et al, owner, is requesting approval of a Master Development Plan for a multi-use commercial development to include a gasoline station with convenience store and a limited service restaurant (NAICS 447110/722211). According to the applicant's submitted site plan, the total tract acreage is \pm 3.52 acres. The applicant will subdivide the \pm 3.52 acres into two (2) separate tracts with the gasoline station with convenience store and limited service restaurant being located on \pm 1.71 acres along the corner of the intersection of Hoover Road and leaving the remaining acreage (1.44 acres) as future development. Future development will be reviewed at time of project submission.

The proposed Master Development Plan will include construction of an approximate 4,900 sq. ft. building with an associated canopy and 8-petroleum MPD's (multiple product dispensers) which will provide for sixteen (16) fueling stations. The building will include an approximate 3,400 sq. ft. Kangaroo Express convenience store and an approximate 1,400 sq. ft. quick serve restaurant (Little Caesar's Pizza). The restaurant will include a drive-through facility. Currently, there is an existing single-family structure and accessory structures on-site as well as an off-premise sign advertising Castle Bay golf course. All existing structures will be demolished in preparation for site work on the proposed facilities.

As presented, the application is in substantial compliance with the provisions of the Unified Development Ordinance (UDO); however, all required regulations must be complied with prior to approval for Major Site Development as well as taking in to consideration comments from the Pender County Technical Review Committee. The case was reviewed by the TRC at their meeting on November 4, 2014 and items to be addressed are attached to this report.

Access and Connectivity

Access to the property is being proposed through three (3) separate driveways which have been reviewed through the Traffic Impact Analysis presented with this project. These include, access via US HWY 17 to be shared with future development of the tract to the north and two access points along Hoover Road. The two access points along Hoover Road will be limited in that site access 1 will be a right-in/right-out only. Access 2 along Hoover Road will align with the entrance to McDonald's and will be limited as a right-in only. Each access will be designed and constructed with adequate storage and taper to limit any spill over onto US HWY 17 and Hoover Road. The Wilmington Metropolitan Planning Organization has formally scoped the project in regards to the TIA to be completed and will review all recommendations prior to final approval. The recommendations of the TIA have been summarized and are attached to this report (*Attachment 1*).

Cross access connections to adjacent sites shall be accomplished in accordance with the provisions of the UDO. The site plan presented shows the cross access to the property west which is currently vacant, undeveloped General Business property but does not show cross access to the north. It is recommended that the cross access in this location align with the current drive accessing Hoover Road at Site Access 2. This will allow for the free-flow of traffic rear of the structure and separated from vehicular parking areas and pedestrian activities.

The location of stormwater facilities associated with the Kangaroo Express and Little Caesar's will be located entirely on-site and will utilize infiltration basins for stormwater collection and treatment meeting state standards.

Parking will be evaluated based on *Retail Sales and Service (1 space per 225 Sq. Ft. Floor Area)* and *Restaurant (1 per 100 Sq. Ft.)* as outlined in Section 7.10.1, Off-Street Parking and Loading/Parking Requirements. Buffer Types "A" and "B" shall be utilized along boundaries of the development and will be encouraged to preserve as much natural existing vegetation as possible. As part of a commercially zoned property a Significant Tree Survey will be required to be submitted at time of Major Site Development Plan approval.

There does not appear to be any areas of environmental concern on the property or environmental features.

Evaluation:

A) Existing Zoning in Area:

The property lies within a GB, General Business District. All adjacent properties are zoned GB, General Business.

B) Existing Land Use in Area:

The properties to the north and east are vacant, commercially zoned tracts. To the southwest, across Hoover Road, contains McDonald's, and across US HWY 17 contains the Hampstead Annex.

D) 2010 Comprehensive Land Use Plan:

Mixed Use: The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian, and transit friendly manner.

The following goals and policies support this request:

- a. Economic Development Goal 10A.1: Promote economic development which meets the needs of the County for expanding the non-residential tax base and providing well-paying jobs.
- b. Growth Management Policy 1A.1.1: Encourage development in and around municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.
- c. Growth Management Policy 1A.1.2: Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development.

E) Summary & Staff Recommendation:

The proposal consists of a Master Development Plan approval for a multi-use commercial development to include a Gasoline Station with Convenience Store and a Limited Service Restaurant (NAICS 447110/722211). The proposed development will consist of a two unit commercial building on approximately 3.15 acres. The request is consistent with the Comprehensive Land Use Plan, therefore; planning staff recommends conditional approval based on Major Site Development Plan items being met as well as the consideration of the Technical Review Committee (TRC) and Planning Board comments.
Board Action for Master Development Plan Review:

Motion: _____ **Seconded** _____

Approved: _____ **Denied:** _____ **Unanimous** _____

Williams _____ McClammy _____ Baker _____ Boney _____ Edens _____ Marshburn _____ Nalee _____