

## Introduction

The Hamilton Center II Office Park is an existing 5 acre site fronting NC 751 at the southwest quadrant of the intersection of NC 54 and NC 751. The site includes four existing office buildings. One building is occupied by an Urgent Care and Dental Office. The three other building have recently finished construction and are awaiting their tenants.

The Hamilton Center II Office Park is currently zoned OI which allows primary office uses with limits on some retail restaurant uses as accessory uses. The demand in the NC 54/751 area for smaller retail uses and “cafes” has increased beyond the reasonable accessory uses for office development. A rezoning request has been submitted to change the zoning of this property from OI to CN(D).

This request is to change the existing Office land use classification to Commercial which will allow a greater mix of uses such as commercial, retail, restaurant, etc. Justifications for the proposed change request which are as follows:

### Criteria for Future Land Use Map Change Recommendations

- A. *The proposed use is more compatible with surrounding uses and/or designated future land use patterns:*

The request is consistent with both the Future Land Use Map and the surrounding uses. The adjacent properties to the north and east are identified as commercial and office. These properties are developed and currently have commercial, retail, restaurant and office uses operating on a daily basis. The adjacent property to the west is identified as office and is operating as an existing office park. The adjacent property to the south is identified as medium-high density residential. Both office and medium-high density residential uses are acknowledged to be acceptable transitional uses to single family residential.

The subject parcel developed as a mix of commercial and office would be more compatible with the surrounding uses as it would allow the same uses as the adjacent parcels in the area. It is also consistent with the future land use pattern as transition zones are consistent with the land use map. By limiting the amount of retail/restaurant use allowed, the area will continue to develop primary as office which is a good transition between adjoining uses.

- B. *The subject site is of adequate shape and size to accommodate the proposed change:*

The subject site is of adequate shape and size to accommodate the proposed change. There are no proposed changes to the site layout, building or utility infrastructure. The square footage of building area and parking will accommodate the requested zoning change

- C. *The proposed change in future land use will contribute to the implementation of an adopted goal, objective or policy:*

Changing the use from office to commercial is consistent with the intent, goals, objectives, policies, guiding principles and programs of adopted plans. Adjacent properties to the north and east have commercial zoning and uses. The property to the west is currently zoned and used as office development. The property to the south is currently Low density residential but identified in the FLUM as medium-high density residential thereby providing a good transition for office and commercial uses. The adopted plan strives for commercial use to be limited to

major intersections which the proposed use would be consistent with that policy. Allowing retail and restaurant use to be mixed with office on this parcel is consistent with the existing zonings and uses of the area.

*D. Environmental conditions make the proposed use more appropriate:*

The current site design commits to and combines the stormwater wetland and project boundary buffers along the southern boundary which will ease the transition to the future medium density residential to the south.

## **Conclusion**

The proposed request to change the land use classification from Office to Commercial follows the Future Land Use Plan and is consistent with adjacent use and growth patterns of the area. The proposed zoning to CN(D) and use change to Commercial will provide a good transition to adjoining parcels and allow growth patterns of the area to continue as identified.