

Comprehensive Plan Amendment 02-22

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Activity Center Multi-Use District (MUD)

- Planning Board recommends name change from Activity Center to Multi-Use District (MUD), which is easier to understand.
- In county land use plans, MUDs identify the most appropriate location for commercial development to help serve the daily needs of the surrounding area.
- The county uses MUDs to guide decisions on rezoning requests and development permits.
- Preserve opportunities for non-residential development as municipalities expand.

Background

- Some MUDs located at Historic Crossroads
- 1 to 2 stories
- Common uses: convenience store, gas station, fires station, storage
- Typical store less than 3000s.f.



Summary of Changes to Guidelines

- Two-tiered system based on PLANWake (see map next slide)
 - County design standards for Rural and Community Reserve
 - Process and design expectations for Community and Walkable Centers
- Name change from Activity Center to Multi-Use District
- Revised Map reflecting the name change and two-tiered system
- Added text about public involvement
- Added evaluation criteria for amendments

PLANWake Development Framework Map

Legend

Development Framework

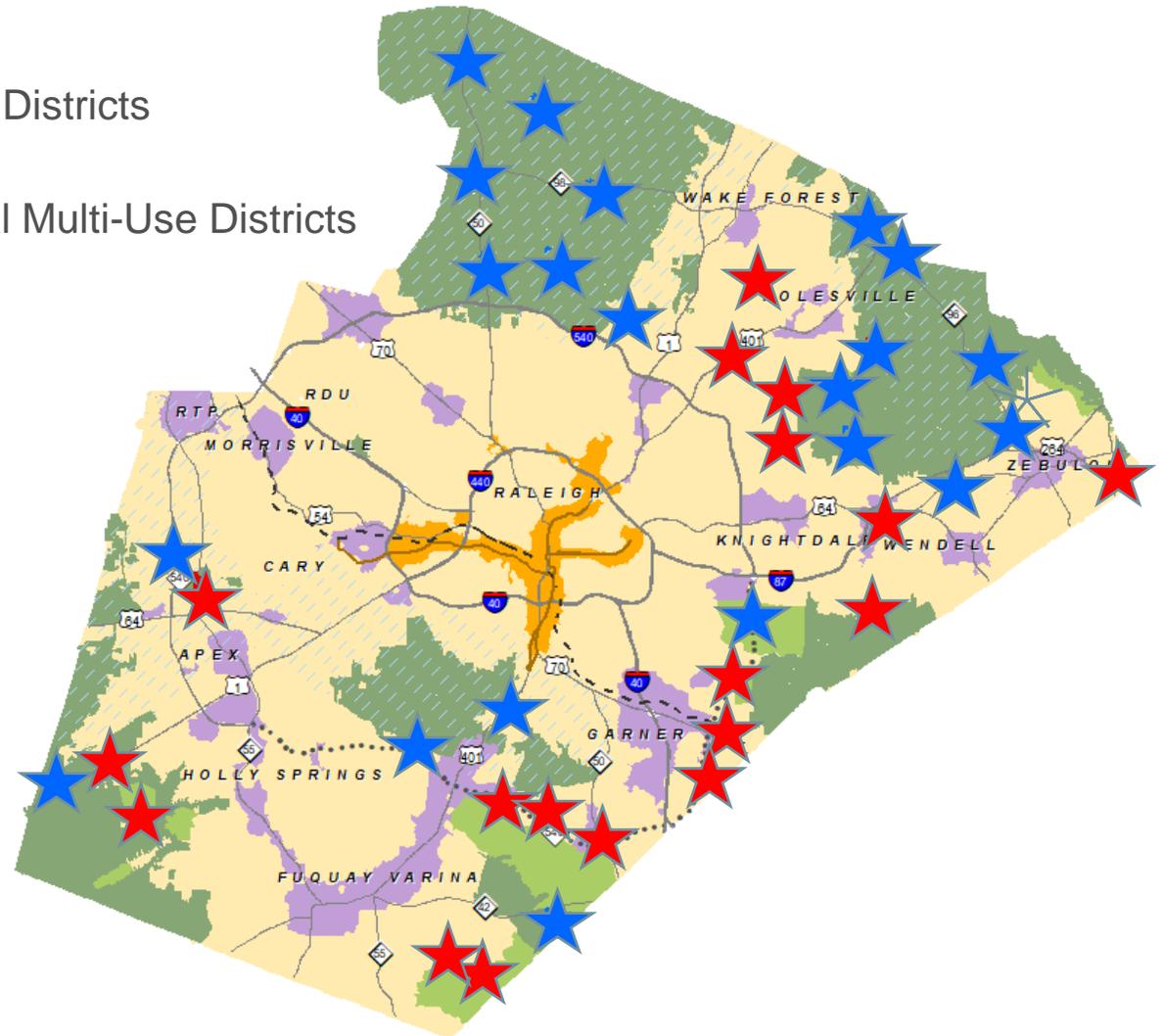
-  Transit Focus
-  Walkable Center
-  Community
-  Community Reserve
-  Rural
-  Water Supply Watershed
-  Proposed Commuter Rail
-  Proposed BRT Corridors
-  NC-540 Extension



Rural Multi-Use Districts

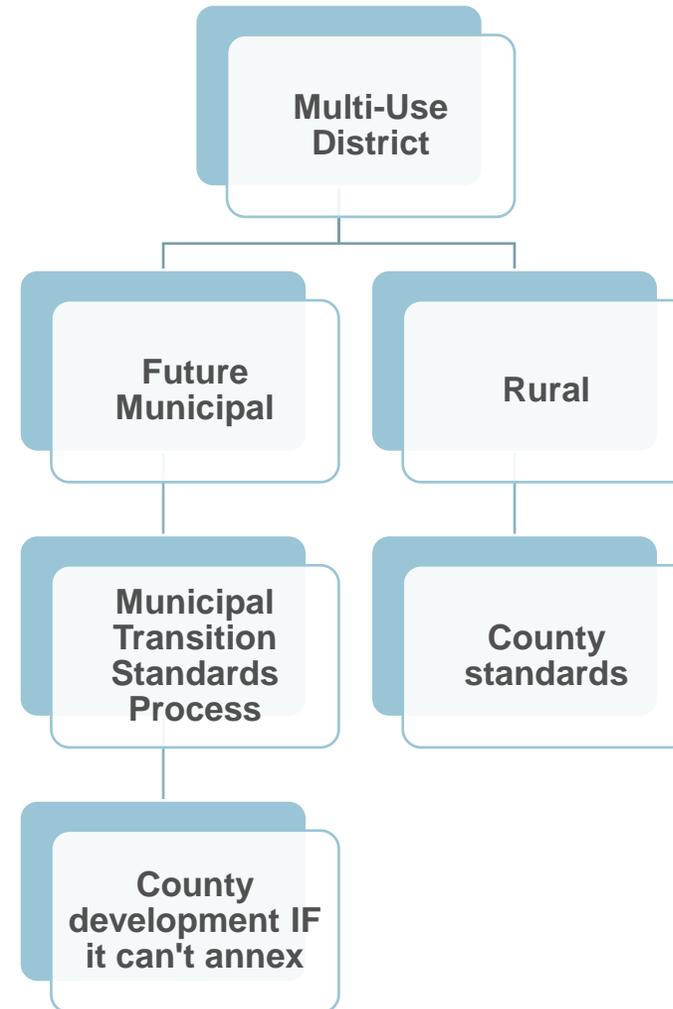


Future Municipal Multi-Use Districts



Multi-Use District Determination

Development standards and process are determined by where the MUD falls on the PLANWake Development Framework Map.



Multi-Use District Levels

	Neighborhood	Community	Regional
*Size	Up to 35 acres	Up to 120 acres	Up to 375 acres
*Spacing	1 mile from other Neighborhood MUDs	3 miles from other Community/Regional	6 miles from other Regional
*Example Non-Residential Uses	Convenience store, small office, personal service	Restaurant, movie theater, grocery store	Big Box retail, industrial park, regional library
Rural MUDs	✓		
*Future Municipal MUDs	✓	✓	✓

*These standards remain unchanged from the current standards.

Municipal/County Design Collaboration

The document provides guidance for determining how “municipal” the county tries to make the development:

1. Municipal and county plans, Capital Improvement Program
2. Development demand
3. Municipal developability

Municipal/County Design Collaboration

1. More municipal standards in Walkable Centers and/or Regional level districts
 - Mass transit infrastructure, connectivity, site design, community branding
2. Fewer standards in farther out areas or if it is expected to be a less intensive district (i.e., neighborhood retail)
 - Utility easements, landscaping, buffers

Example – Highway 64 & Interstate 87

- Walkable Center designation on Development Framework
- Regional level Multi-Use District
- Municipality is close
- Utilities are close

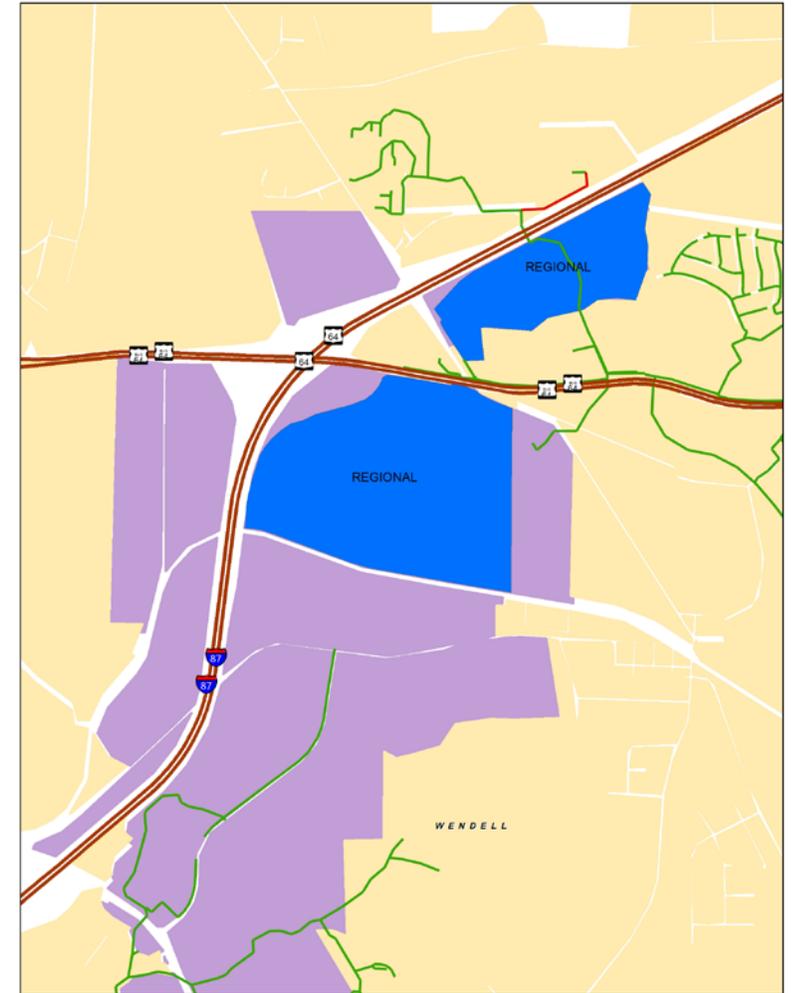
Legend

Development Framework

- COMMUNITY
- WALKABLE CENTER

Multi-Use Districts

- REGIONAL
- Force Main
- Gravity Sewer



Example – Old Stage & Mt. Pleasant Church

- Community designation on Development Framework
- Neighborhood level Multi-Use District
- Rural surroundings
- Far from utilities

Legend

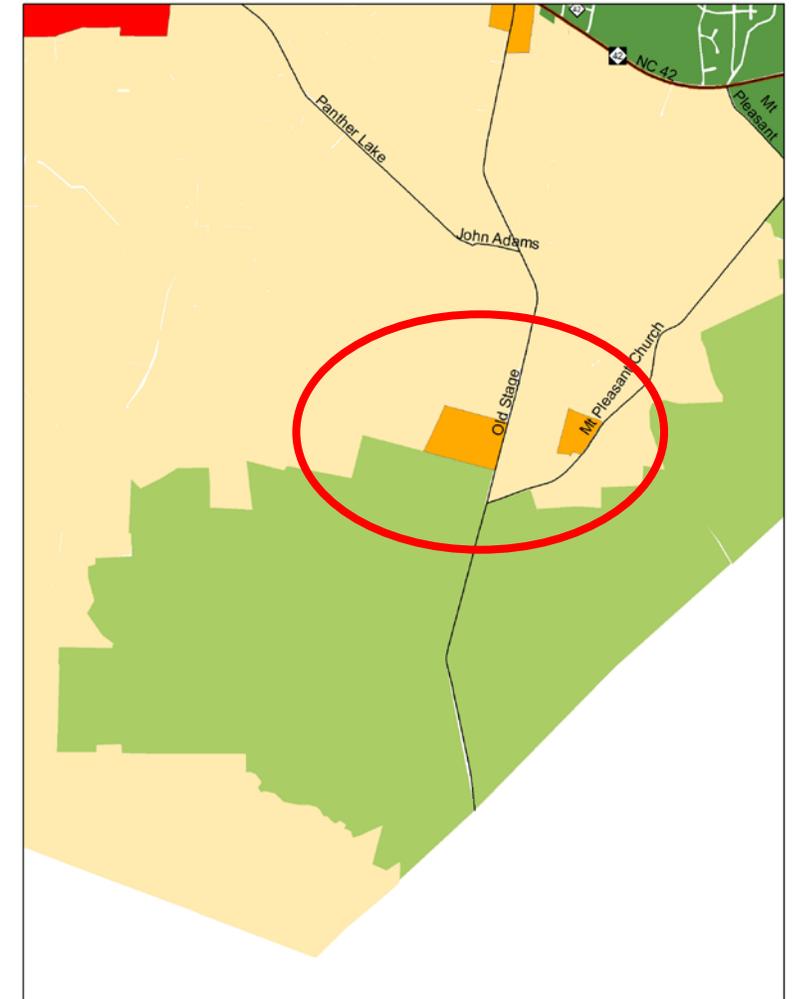
Development Framework

- COMMUNITY
- COMMUNITY RESERVE
- RURAL
- WALKABLE CENTER

Multi-Use Districts

- REGIONAL
- NEIGHBORHOOD
- COMMUNITY

- Force Main
- Gravity Sewer



Example – Smithfield & Poole

- Community designation on Development Framework
- Community level Multi-Use District
- Development demand
- Rural surroundings & working lands

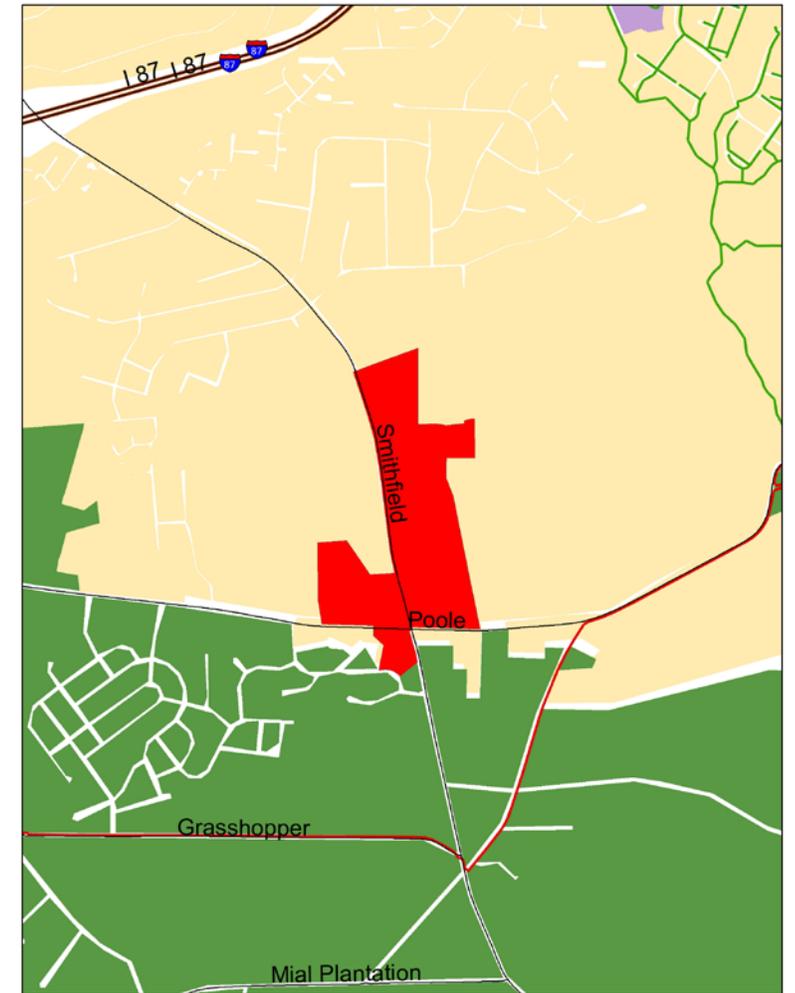
Legend

Development Framework

-  COMMUNITY
-  COMMUNITY RESERVE
-  RURAL
-  WALKABLE CENTER

Multi-Use Districts

-  REGIONAL
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Staff Findings

1. The proposed amendment is consistent with the policies set forth within the Comprehensive Plan, PLANWake.
2. The proposed amendment aligns the development of non-residential uses with the land use types and intensities desired in the Development Framework map.
3. The proposed amendment does not create any non-conforming situations.
4. The proposed amendment has been reviewed by municipal planning staff. Municipal staff supported the collaborative process and had no edits on the amendment.
5. The boundaries of existing Multi-Use Districts are not changed.

Staff Recommendation

That the Wake County Board of Commissioners adopt the Comprehensive Plan amendment as presented.

Planning Board Recommendation

The Planning Board voted unanimously at their July 20, 2022 meeting, to recommend that the Wake County Board of Commissioners adopt the Comprehensive Plan amendment as presented.

Public Hearing



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