

ORDINANCE APPROVING A REQUEST (ZP-884-14) TO AMEND THE WAKE COUNTY ZONING MAP BY REZONING FIVE PARCELS TOTALING 8.18 ACRES LOCATED AT 9305 AND 9401 FAYETTEVILLE ROAD AND 9305, 9312, AND 9316 DAFFODIL DRIVE FROM HIGHWAY DISTRICT (HD) (5.39 ACRES) AND RESIDENTIAL-30 (R-30) (2.79 ACRES) TO CONDITIONAL USE-OFFICE AND INSTITUTIONAL (CU-O&I)

WHEREAS, the request is to rezone five parcels totaling 8.18 acres located at 9305 Fayetteville Road, 9401 Fayetteville Road, 9305 Daffodil Drive, 9312 Daffodil Drive, and 9316 Daffodil Drive. More specifically, the request is to rezone two parcels totaling 5.39 acres that are currently zoned Highway District (HD) and three parcels totaling 2.79 acres that are currently zoned Residential-30 (R-30), to Conditional Use-Office and Institutional (CU-O&I).

WHEREAS, the proposed Conditional Use-Office and Institutional rezoning and the permissible range of uses are consistent with the Land Use Plan's designation of this area as a Regional Activity Center and are reasonable and appropriate for the area;

WHEREAS, the Regional Activity Center allows for large-scale urban land uses that are served by major thoroughfares and municipal water and sewer and that provide for a primary job base;

WHEREAS, the proposed rezoning complies with four (4) stated goals of the Land Use Plan, more specifically:

- i) Goal #1--to guide quality growth throughout the County in conjunction with affected local governments;
- ii) Goal # 2--to encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities;
- iii) Goal # 3--to encourage the development of communities which provide for adequate land for anticipated demands, in a pattern which allows a mixture of uses; and
- iv) Goal # 7--to ensure that the land use plan and transportation plan mutually support each other;

WHEREAS, the traffic volumes, and accident reports from the North Carolina Department of Transportation, do not indicate any significant traffic issues for Fayetteville Road.

WHEREAS, a detailed site plan must be approved by the appropriate Wake County entity prior to future development on the subject properties to ensure compliance with all applicable regulations;

WHEREAS, the Town of Fuquay-Varina's planning staff does not object to the rezoning petition;

WHEREAS, the Wake County planning staff has received no objections from the surrounding property owners or the general public;

WHEREAS, on May 4, 2016, the Wake County Planning Board voted 8-0 to recommend that the Board of Commissioners approve the proposed zoning map amendment as presented; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on June 6, 2016 to consider amending the zoning map to rezone the entire area, or part of the area, to the classification and uses requested, or to a more restrictive classification or a more limited range of uses.

NOW, THEREFORE, BE IT ORDAINED BY THE WAKE COUNTY BOARD OF COMMISSIONERS:

SECTION I

The proposed rezoning, is found to be consistent with the Land Use Plan, reasonable and otherwise promotes the public health, safety and general welfare, therefore, the Wake County Zoning Map is hereby amended to rezone the above described property from Highway District (HD) and Residential-30 (R-30) to Conditional Use-Office and Institutional (O&I);

SECTION II

This ordinance to amend the Wake County Zoning Map as petitioned shall become effective upon adoption.

Commissioner _____ made a motion that the above ordinance be adopted. Commissioner _____ seconded the motion, and upon vote, the motion carried this 6th day of June 2016.

This Instrument Approved as to Form

Wake County Attorney

Date