

ORDINANCE APPROVING A STATEMENT OF LAND USE PLAN CONSISTENCY, REASONABLENESS, AND PUBLIC INTEREST REGARDING 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 requested rezoning to 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 requested rezoning is consistent with the Regional Activity Center allowance 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 requested rezoning is consistent with several of the 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 requested rezoning is reasonable and in the public interest because it would allow for improvements that would:

- i) facilitate improved vehicular circulation, access and safety for vehicles and pedestrians;
- ii) provide environmental protection through stream buffers and stormwater management facilities; and
- iii) enhance aesthetics and sense of place

All of which advance the public health, safety, and general welfare and enable Wake Tech to adequately serve growing educational and employment needs of the public.

WHEREAS, the requested rezoning is reasonable and in the public interest because various provisions in the Wake County Unified Development Ordinance and the established development review process with outside agencies such as the North Carolina Department of Transportation and other county departments, will ensure that there are no significant adverse impacts on the public health, safety and general welfare by subsequent development. For example, there are no significant traffic issues on Fayetteville Road, and the subsequent development will comply with county requirements regarding buffering, stormwater and erosion control, and protection of environmentally sensitive areas:

WHEREAS, the planning staff recommends that the requested rezoning, as presented, is consistent with the Land Use Plan, reasonable, and otherwise advances the public health, safety, and general welfare as outlined in the draft statement;

WHEREAS, on May 4, 2016, the Wake County Planning Board voted 8-0 to recommend to the Board of Commissioners that the proposed zoning map amendment, as presented, is consistent with the Land Use Plan, reasonable, and in the public interest as further described in the minutes of their meeting; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on June 6, 2016 to consider adopting the staff's draft statement of consistency, reasonableness, and public interest regarding the requested zoning map amendment.

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

SECTION I

The requested rezoning, is found to be consistent with the Land Use Plan, reasonable, and in the public interest, and otherwise promotes the public health, safety and general welfare, as outlined in the draft statement.

SECTION II

This statement of consistency, reasonableness, and public interest, is hereby adopted.

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