



ZP-884-14

Proposed Zoning Map Amendment: Near Wake Tech--Fayetteville Road



Request

To rezone five parcels, near Wake Tech's main campus, totaling 8.18 acres, located at 9305 and 9401 Fayetteville Road and 9305, 9312, and 9316 Daffodil Drive, from HD and R-30 to CU-O&I*

* Conditional use rezoning—petitioner has voluntarily offered a condition to mitigate possible adverse impacts (eliminated 16 possible uses)

Stated Purpose of the Rezoning

- Rezoning intent is to bring these five lots under the same zoning designation (O&I) as the main campus to allow for construction of parking lots to support the community college
- Rezoning decision must be based upon all possible uses as listed in the staff report



Map Location

Aerial-Location Map



DAFFODIL DR

FAYETTEVILLE

FAYETTEVILLE

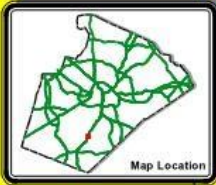
FAYETTEVILLE RD

401

0 0.004 0.008



Zoning Map



Map Location

R-30

CHEMISTRY RD

HD

EDUCATION RD

401

FAYETTEVILLE RD
FAYETTEVILLE RD

TECH RD

O&I

R-10

HD

DAFFODIL DR

R-30

FAYETTEVILLE
FAYETTEVILLE

ASSOCIATE DR

401

HD

CARR PUR DR

R-30



WAKE COUNTY
NORTH CAROLINA



0 0.5 1.0 Miles

Land Use Plan Consistency, Reasonableness, and Public Interest

- Located within a 722-acre Regional Activity Center, and consistent with LUP goals # 1, 2, 3 and 7
- Allow for infrastructure improvements critical to the operation of Wake Tech, and to enhance safety and accessibility on campus
- There are no sensitive environmental features on-site
- The traffic counts reflect that the roadway is nearing its design capacity, however, the majority of the traffic is during AM and PM peak hour commuting
- Not a significant accident rate (29.2/year or 2.4/month)

Staff Findings

1. The proposed CU-O&I rezoning, the stated proposed use, and the permissible range of uses are consistent with the LUP designation of this area as a RAC, and are reasonable, and appropriate for the area.
2. More specifically, the RAC 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.

Staff Findings

3. The proposed rezoning complies with four (4) stated goals of the Land Use Plan (1, 2, 3 and 7).
4. There are no significant environmental or traffic issues.
5. A detailed site plan must be approved by the appropriate Wake County entity prior to future development on the subject lots to ensure compliance with all applicable regulations

Staff Findings

6. The Town of Fuquay-Varina's planning staff does not object to the rezoning petition.
7. The Wake County planning staff has received no objections from the surrounding property owners or the general public.

Public Comments

Planning Staff Recommendation

That the Board of Commissioners :

- (1) adopts the drafted statement of consistency, reasonableness, and public interest
- (2) approves the requested zoning map amendment, ZP-884-14, as presented

Planning Board Recommendation

That the Board of Commissioners:

(1) adopts the drafted statement of consistency, reasonableness, and public interest, and

(2) approves the rezoning petition, ZP-884-14, as presented

Suggested BOC Motions

That the Board of Commissioners:

(1) Adopts the attached consistency statement finding that the requested rezoning to CU-O&I, the stated proposed use, and the permissible range of uses are consistent with the Wake County Land Use Plan, reasonable, and in the public interest
and by separate motion

(2) Approves the rezoning petition, ZP-884-14, as presented



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Uses Allowed in CU-O&I Zoning District

1. Business, trade, technical schools
2. All other colleges/universities
3. Cultural exhibits and libraries
4. Day care, including child care home and child care center
5. Public parks/recreation including assembly buildings
6. Parking, Park and Ride
7. Religious assembly
8. Governmental
9. School
10. Automated teller machine
11. All other financial services
12. Family burial grounds
13. Funeral home
17. Gas station
18. Bed and breakfast—homestay and residence
19. Hotel/motel

Uses Allowed in CU-O&I Zoning District

17. Office including conference center/retreat house and medical office, clinic or lab
18. Commercial parking
19. Neighborhood/convenience-oriented retail (with or without gas sales)
20. Forestry
21. Solar energy systems
22. Special Events
23. Static Transformer Stations, Radio/TV and Towers, Relay Station
24. Telecommunication Facilities—freestanding and co-located
25. Water towers—stand alone or as part of a subdivision

Uses Allowed in CU-O&I Zoning District

Please note that the uses listed above do not indicate that they are viable uses for the subject property in regards to such factors as lot area, the availability of utilities, and compliance with all regulatory requirements or market demand. Rather this list merely indicates that these uses are available for consideration. Some of the uses listed above would only be permissible via Special Use Permits issued by the Board of Adjustment after holding a public hearing and making positive findings of fact on several criteria.

Regional Activity Center

