



LAND USE PLAN AMENDMENT PETITION FORM

Submit required documentation to:

Wake County Planning Department/Current Planning Section
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact Long Range Planning at (919) 856-6317 for additional information.

File #
Fee
Amt Paid
Check #
Rec'd Date
Rec'd By

Complete with required information (write "n/a" if information is not applicable to petition).

Proposed Land Use Plan Amendment (include area for each current and proposed amendment)

Current land use designation Highway District

Proposed land use designation Highway District in a Community Activity Center

Property

Parcel Identification Number (PIN): 0733659170

Address: 2117 NC 55 Highway, Cary

Location: West side of NC 55 Highway, at/between
(north, east, south, west) (street)

Wade Drive and Turner Creek Road
(street) (street)

Total site area in square feet and acres: _____ square feet 5.47 acres

Zoning District(s) and Overlay Districts (if any) and land area within each: Highway District

Present land use(s): Vacant

Property Owner

Name: Jack Smith LLC

Address: 7320 Six Forks Road

City: Raleigh State: NC Zip Code: 27615

Telephone Number: _____ Fax: _____

E-mail Address: _____

Applicant (person to whom all correspondence will be sent)

Name: Tim Sivers

Address: Horvath Associates, PA, 16 Consultant Place, Suite 101

City: Durham State: NC Zip Code: 27707

Telephone Number: 919-490-4990 Fax: 919-490-8953

E-mail Address: tim.sivers@horvathassociates.com Relationship to Owner: _____

Site Information**Vehicular Access:**

Name of adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Traffic capacity (average daily trips - ADT) ¹	Traffic volume (ADT) ²
NC Highway 55	145	64	5	Y		26,000

¹ See current (or most recent) Wake County Thoroughfare Plan Appendix or NCDOT Statewide Planning Branch

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfent.html) or contact NCDOT Traffic Survey Unit

³ Base on Institute of Transportation Engineers ratios - ratio used for estimate (e.g., x trips per y sf) _____

Utilities and Services:

Water supply provided by: () municipal system (_____)

() community system (_____) (x) individual well(s)

Wastewater collection/treatment provided by: () municipal system (_____)

() community system - specify type _____ (x) individual on-site system

Solid waste collection provided by: Private collection system with roll out containers

Electrical service provided by: N/A

Natural gas service provided by: N/A

Telephone service provided by: N/A

Cable television service provided by: N/A

Fire protection provided by: N/A

Miscellaneous:

Generalized slope of site The average grade of the developable area is 6%-8%

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: There is a stream and floodplain on the back portion of the site and to the north on the adjacent parcel.

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: None.

Land Use Plan Classifications

General Classification (note associated municipality and/or watershed):

() Short-Range Urban Services Area/Water Supply Watershed _____

(x) Short-Range Urban Services Area Town of Cary

() Long-Range Urban Services Area/Water Supply Watershed _____

- () Long-Range Urban Services Area _____
 () Non-Urban Area/Water Supply Watershed _____
 () Non-Urban Area _____

Land Use Classification(s) (Note Area Land Use Plan, if applicable):

One unit per two acres, Southwest Area Land Use Plan

All property owners must sign this application unless one or more individuals are specifically authorized to act as an agent on behalf of the collective interest of some or all of the owners (provide a copy of such authorization).

The undersigned property owner(s) hereby authorize the filing of this application (and any subsequent revisions thereto). The filing of this application authorizes the Wake County staff to enter upon the site to conduct relevant site inspections as deemed necessary to process the application.

Signature: [Signature] Date: 6/20/16

Signature: [Signature] Date: 6/20/16

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: 6-21-2016

Notes: All documents and maps submitted as required become the property of Wake County.
 The Wake County Land Use Plan is on the web at www.wakegov.com.

DIRECTIONS FOR FILING LAND USE PLAN AMENDMENT PETITION

SPECIAL NOTES:

1. Filing a Petition: A petition must be clearly and accurately written or typed. Petitions may be filed at the Planning Department in person or by mail (Planning Department, P.O. Box 550, Raleigh, NC 27602).
2. Fees: A fee schedule is attached. Fees are due at the time of petition submittal. Petition fees are non-refundable.

Land Use Amendment

SRUSA TO LRUSA	\$300
LRUSA to SRUSA	\$500
NUA to LRUSA	\$1,000
Activity Center location	\$1,000
Staff Research/Hour	\$75/hour

INFORMATION WHICH MUST BE SUBMITTED

A. Conformance with the Land Use Plan:

1. **Statement of how the Land Use Plan amendment complies with the Land Use Plan.** Attach written statement of how your request conforms with the County's Land Use Plan (LUP). The LUP is intended to direct quality growth within the County. It classifies land within the County (land use classifications are described in the Land Use Plan which is available at the Planning Department). Note: When a proposed Land Use Plan amendment is in the Urban Services Area (USA) of a municipality the County will require comments from the municipality prior to considering Land Use Plan amendments within that municipality's USA (You may wish to check with municipality to determine its position on a rezoning prior to filing a petition). We will request that municipalities respond in a timely manner. However, if that municipality has assigned this responsibility to its Planning Board or elected officials, comments may not be received in time to maintain the normal published schedule.

2. **Compliance with Transitional Urban Development Policies:** The proposal must comply with the Land Use Plan's Transitional Urban Development policies (TUDs), which call for new development to be served by centralized or municipal water and sewer service (within Short Range USAs) or provide the necessary easements for future installation of utility lines (within Long Range USAs). The proposal must comply with the TUDs policies that call for new development to provide for the types and levels of transportation facilities that accommodate vehicular, bicycle, pedestrian, and transit access needs and that they be designed and constructed to the standards of the municipality associated with the Urban Service Area and the Wake County Thoroughfare Plan.

B. Statement of How the Proposed Land Use Plan Amendment Otherwise Advances Public Health, Safety, and General Welfare:

The statement may address the following: Traffic: The additional traffic that could be generated under the proposed zoning and its relationship to the current and projected capacity of area roads. Development Compatibility: types and intensities of development allowed under the rezoning, focusing on compatibility with adjacent areas. (This may cover compatibility with adjacent zoning and land uses, with existing or proposed infrastructure or services, and with the environment, including surface and ground water, soils, and air, if applicable.

C. **Traffic Impact Analysis Requirement:** Your application may require that a traffic impact analysis, if your proposal is expected to increase traffic more than 100 trips per peak hour, or more than 1000 trips per day, or as may be determined by the Land Development Supervisor. Calculations are based on trip generation estimates made in accord with the most recent editions of Trip Generation and Trip Generation Handbook, published by the Institute of Transportation Engineers (ITE). Specific information can be found in the **Guidelines for Traffic Impact Analysis**.

Note: Due to short time frame between submittal and mailing notices we suggest postage stamps be used rather than a postage meter. The Post Office may take longer to send predated meter mail.

Land Use Plan Amendment
Statement of Justification
2117 NC 55 Highway
PIN: 0733-65-9170

This application is to amend the Wake County Future Land Use Plan for PIN # 0733-65-9170 to place the parcel in the adjacent Community Activity Center so that a self-storage facility can be developed. The Community Activity Center spans both sides of NC 55 Highway, and the site is located north of and diagonally across NC 55 Highway from it. The underlying zoning district, HD, allows for self-storage in an Activity Center with a Special Use Permit.

A. The proposed Land Use Plan amendment complies with the Land Use Plan.

The Southwest Wake Area Land Use Plan ("SWALUP") describes the purpose of Activity Centers as being to "provide a full mix of goods and services in concentrated locations to serve residential support areas." SWALUP 14-1. A key characteristic of Activity Centers is transitional land use such that the intensity of development should decrease toward the edges of the Activity Center. SWALUP 14-1. Community Activity Centers are designed to allow those uses allowed in a Neighborhood Activity Center (such as shopping, services, recreation, and small-scale office and institutional uses needed to meet the day-to-day needs of the neighborhood), but also allow for uses that provide goods and services needed less frequently than on a daily basis, such as commercial, civic or office and institutional uses. SWALUP 1-3. The SWALUP discusses the NC 55/Old Jenks Road Community Activity Center as being within the Town of Cary's Short Range Urban Services Area and including a mix of commercial and residential development, consistent with the SWALUP and the Town of Cary's Southwest Area Plan. The Town of Cary's Southwest Area Plan recommends commercial, institutional and residential land uses for the area within this Community Activity Center, with most of the commercial and office/institutional uses being located adjacent to NC 55. SWALUP 14-18.

The proposed use of the parcel as a low intensity self-storage facility complies with the Land Use Plan. It is a low-intensity development that will support the high concentrations of nearby residential development. The low intensity of a self-storage facility is an appropriate transition as it would be on the edge of the Community Activity Center. In addition, it is consistent with the Town of Cary's Southwest Area Plan, as it would be for a commercial use located adjacent to NC 55.

B. The proposed Land Use Plan amendment complies with Transitional Urban Development Policies.

There are three Transitional Urban Development Policies included in the Wake County Land Use Plan ("LUP"). They related to water and sewer services, urban intensities, and urban transportation facilities. LUP III.4-7.

a. Policy #1: Promote Centralized Water and Sewer Services

The LUP promotes centralized water and sewer services in Short-Range Urban Services Areas by requiring new development to connect to municipal water and/or sewer wherever extension of municipal water and/or sewer to the development site is practicable, based on the

developer's costs of the extension relative to the return the developer could expect from developing to the maximum allowable intensity. LUP III.5.

For development of the parcel as a self-storage facility, it would be impracticable and unnecessary to require the development to connect to water and/or sewer. The self-storage facility will not be heavily staffed and there will be no public restrooms. As such, the development will not require great water and/or sewer needs. Further, causing sewer to be extended to the parcel would have a higher environmental impact on the site than is necessary. Relative to the high cost it would be for the extension of sewer services, the return expected for the developer and ultimate users of the self-storage facility is very low to non-existent.

b. Policy #2: Promote Urban Intensities

The LUP states that “[u]ntil centralized sewer service is available, however, development must occur at less than urban intensities, or at only the lowest levels of urban intensity.” LUP III.6. Under the LUP, “the term ‘urban intensities’ includes the low-intensity development currently typical in the fringes of the County’s urban areas.” LUP III.6. As discussed above, the self-storage facility is a low-intensity use that will not require centralized water and/or sewer, and is a type of development typical along edges of urban areas. LUP III.6.

c. Policy #3: Promote Urban Transportation Facilities

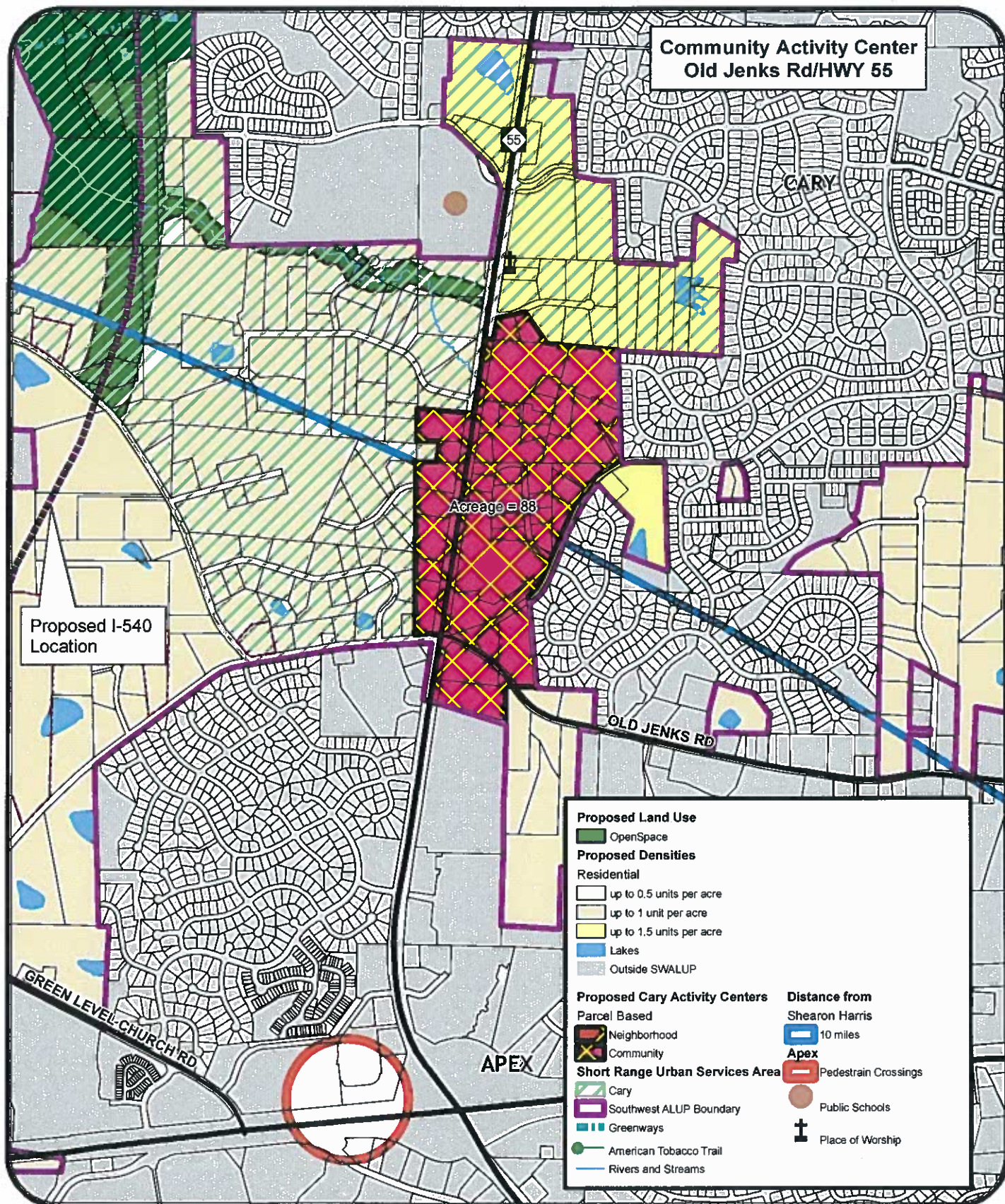
The LUP states that new development should be served by the “types and levels of transportation facilities that can accommodate the vehicular, bicycle, pedestrian, and transit access needs of urbanized areas, or are otherwise called for by a land use, transportation, parks and recreation, greenway, or open space plan adopted by Wake County.” LUP III.7. The self-storage facility will be served by a driveway that will be constructed in accordance with NCDOT standards and will be sufficient to accommodate access needs of the facility. The nature of the self-storage facility is such that very few users would travel there by bike, foot, or transit, and would instead use personal vehicles or moving vehicles in the driveway.

C. The proposed Land Use Plan amendment advances public health, safety, and the general welfare.

As stated below, the development will not significantly impact traffic conditions in the vicinity. The self-storage facility will generate approximately 11 AM peak hour trips and 20 PM peak hour trips. In addition, the parcel is adjacent to many new roads, including NC 540 Highway, and significant development and population migration to the area. The self-storage facility will serve a need for the many nearby residential properties by allowing residents to store items in a secure location that is out of view. The use as a self-storage facility will be compatible with adjacent areas, as it is a low-impact commercial use that will serve nearby residential developments. The site is zoned HD and is surrounded by parcels zoned either HD or R-40W. The nearby parcels located within the Community Activity Center are all zoned HD, so the placement of this parcel within the Community Activity Center will be compatible with surrounding parcels.

D. A Traffic Impact Analysis is not required.

The proposed Land Use Plan amendment and related Special Use Permit to allow for self-storage is not a change that requires a Traffic Impact Analysis. A Traffic Impact Analysis would be required if the proposal is expected to increase traffic more than 100 peak hour trips, 1,000 trips per day, or as may be determined by the Land Development Supervisor. Per ITE Trip generation calculations, the self-storage facility will generate approximately 11 AM peak hour trips, 20 PM peak hour trips, and 188 daily trips, which are all far under the TIA threshold. In addition, the County has confirmed that a TIA is not required for this application.



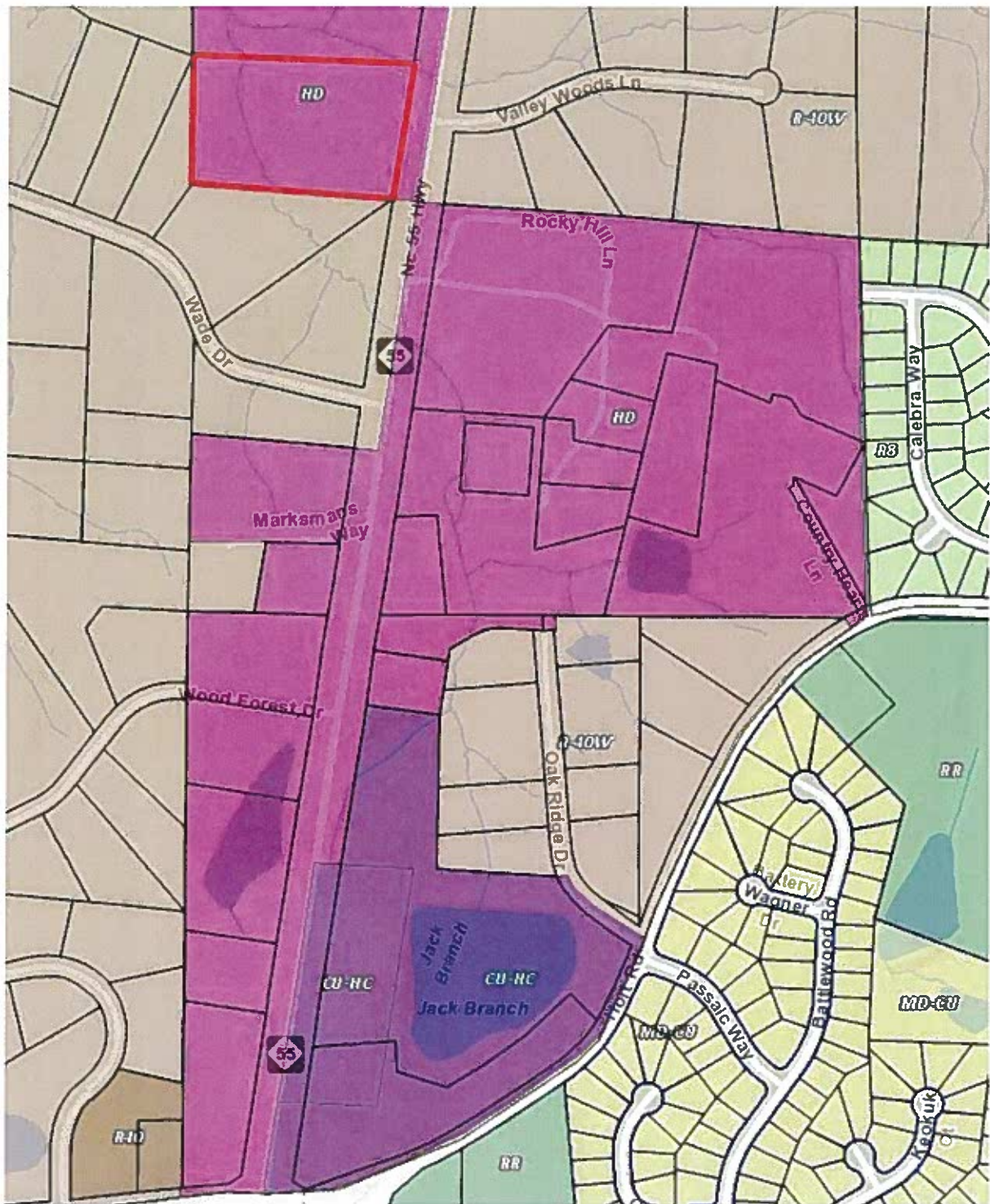
Southwest Wake ALUP Update

0 500 1,000 Feet

This Map: S:\GIS\LandUse\SouthWest\ActivityCenter\Cary\ SWALUP_OldJenks_AC.mxd
Created by Wake County
Wake County Planning Department
Printed at 04:53:33 PM on May 05, 2007



2117 NC 55 Highway
Land Use Plan Amendment Application



Land Use Plan Amendment CHECKLIST

Please check off each space or write "NA" for not applicable. Attach to front of your completed petition, then submit to the Planning Department.

- ☒ Had pre-conference with Planning staff to discuss proposal.
- ☒ Completed all spaces on petition.
- ☒ Owner(s) signed petition.
- ☐ NA Owner(s) signed all pages listing Land Use Plan current conditions
- ☐ NA Owner(s) signed All maps, drawings, etc. used to illustrate Land Use Plan conditions.
- ☒ Attached map clearly showing boundaries of area and requested Land Use Plan Amendment. (Maps available from County GIS Office, 5th floor, County Office Building 856-6370.)
- ☒ Attached written Statement of Conformance with Land Use Plan.
- ☒ Addressed compliance with Transitional Urban Development Policies.
- ☒ Attached written Statement of how the proposed Land Use Plan amendment advances Public Health, Safety, and General Welfare.
- ☒ Attached Land Use Plan Amendment Petition fee (make check or money order payable to Wake County).
- ☐ NA Traffic Impact Analysis, if required.