



# Land Use Plan Amendment (LUPA) 04-16

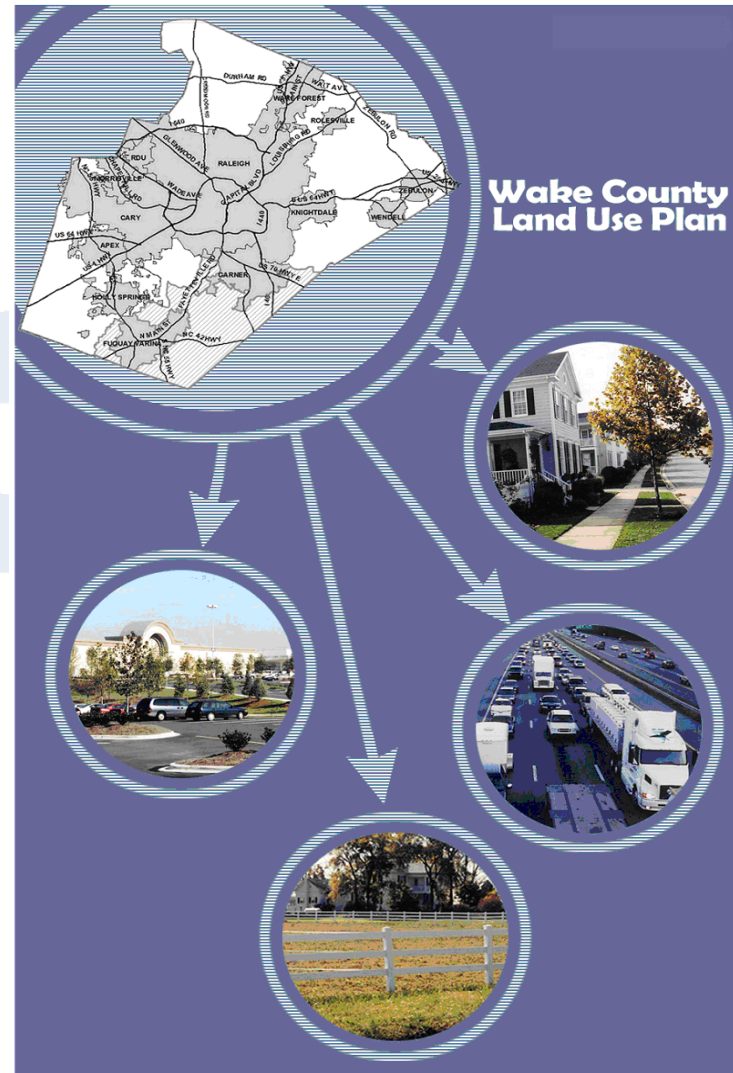
Wake County Board of Commissioners  
October 3, 2016



# LUPA 04-16

**Land Use Plan Amendments can be made by landowners, municipalities, Wake County planning staff, planning board and the Board of Commissioners and may include;**

- ✓ **Text Amendments**
- ✓ **General Classification Map Amendments**
- ✓ **Area Plan Land Classifications**
- ✓ **Expansion of Activity Centers**



**Applicant: Wake County Planning**

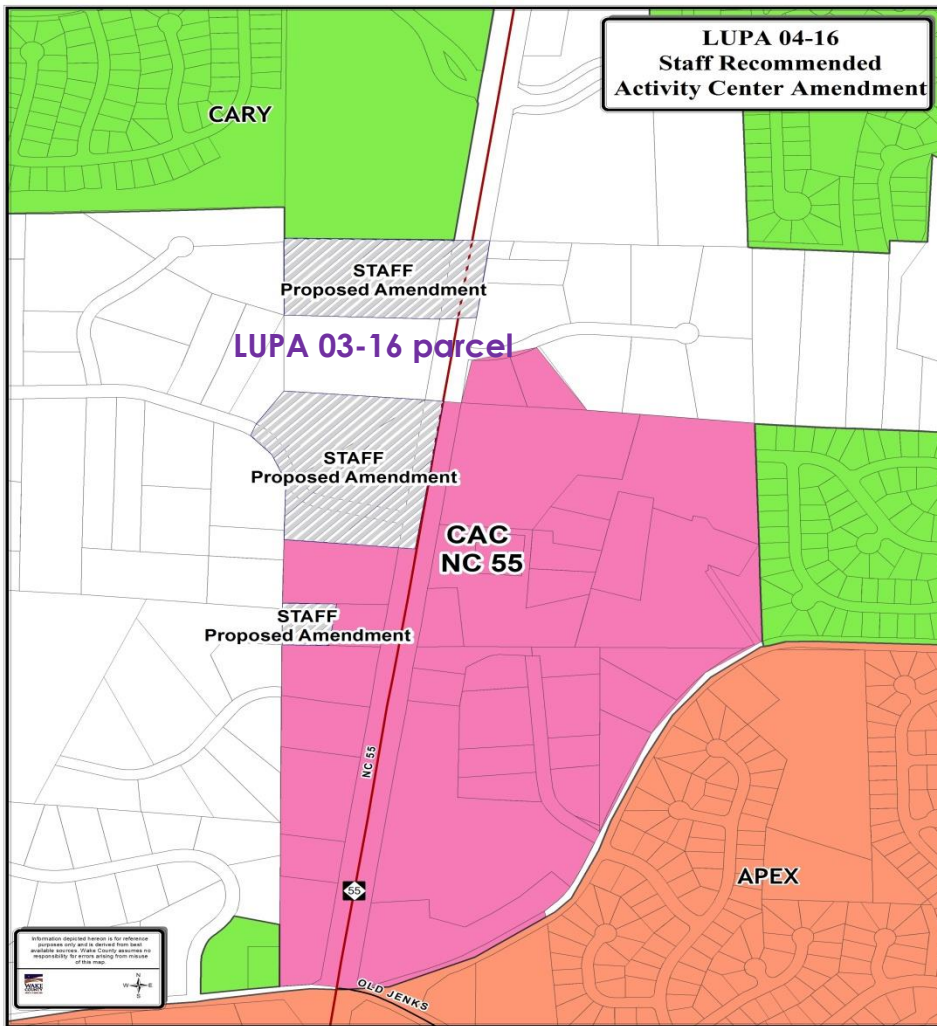
**Property Owners: North First Properties LLC, Mark & Tammy Pressley, Gary & Ann Jones, Neetha Pulagam, & Trustees of Mabel Jenkins**

**Request: Amend the Wake County- Southwest Area Land Use Plan to expand a Community Activity Center along NC 55**

**Location: Town of Cary Short Range Urban Services Area**

**Proposal:**  
**Amend the Southwest Area**  
**Land Use Plan Map to expand**  
**the existing 95-acre**  
**Community Activity Center**  
**(CAC) to include an additional**  
**15.5 acres near the intersection**  
**of Wade Drive and NC 55.**

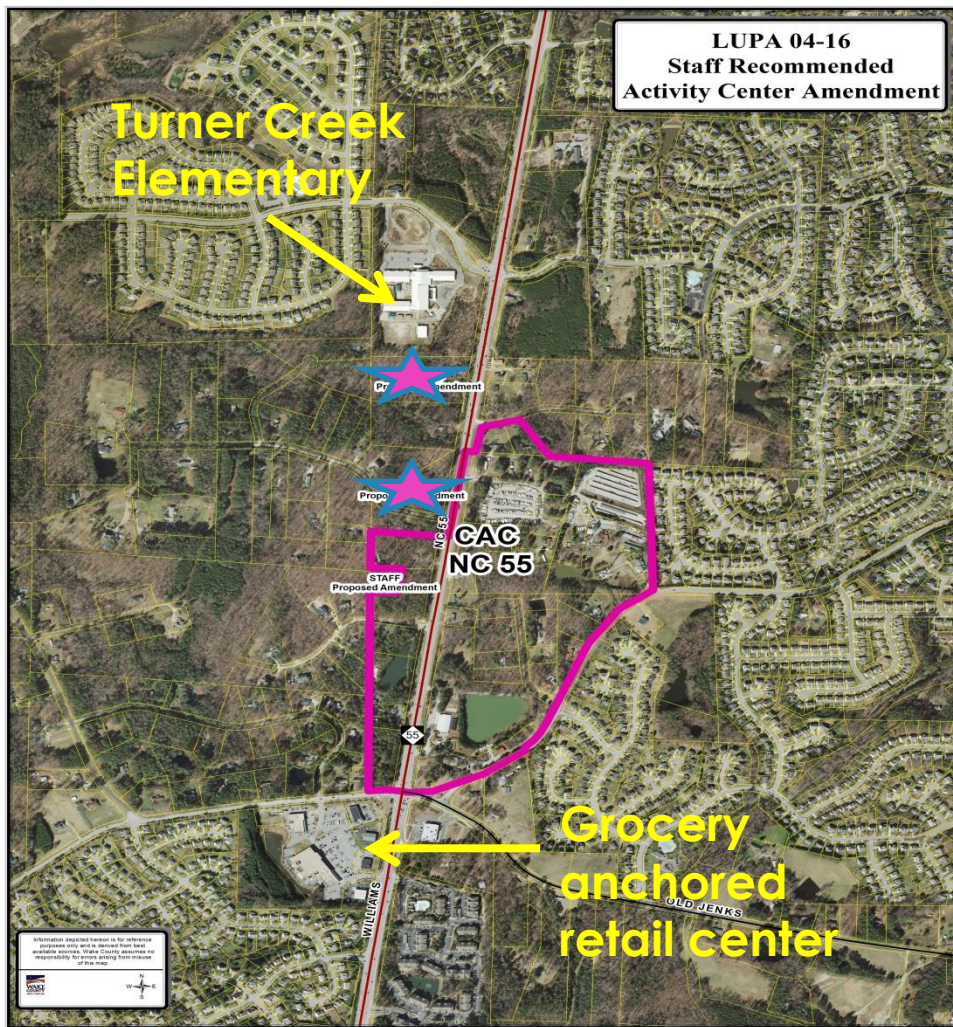




## LUPA 04-16 Background

- ❑ Community Activity Center (CAC) is roughly 95 acres along NC 55 between Cary and Apex city limits.
- ❑ CAC contains a mix of uses that include residences, forests, a church, sod/landscaping business, and indoor/outdoor storage.
- ❑ Parcels are currently zoned Highway District (HD) and R-40W





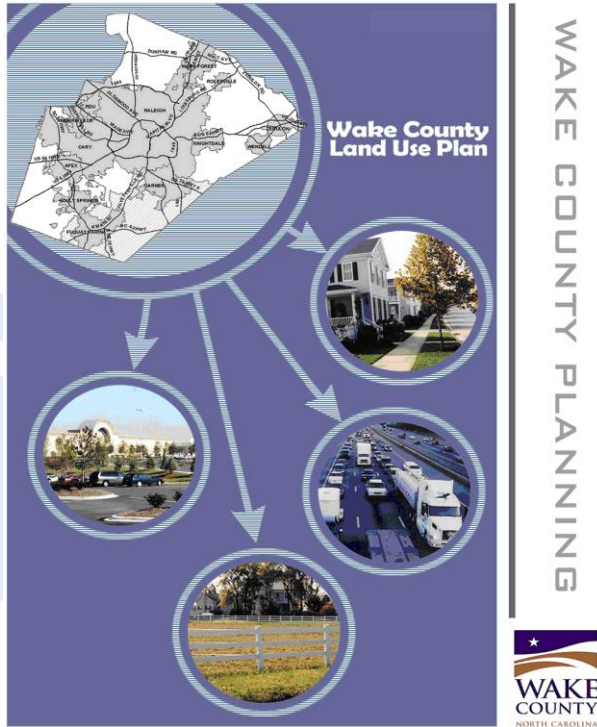
## LUPA 04-16 Background

- ❑ Surrounding CAC to the east and west are mostly residential at varying density.
- ❑ North of the CAC in the Town of Cary is Wake County's Turner Creek Elementary
- ❑ South of the CAC in the Town of Apex is a grocery anchored retail center as well as Walgreens located along Jenks Road.

# LUPA 04-16 Background

- ✓ Land Use Plan classifies the area outside of the CAC as Residential (1 dwelling unit an acre)
- ✓ The Land Use Plan recommends the following non-residential uses outside of activity centers: home occupations, daycare, parks, recreation, libraries, schools, churches, emergency services, nurseries, and telecommunication towers.
- ✓ CAC can have a combination of retail and personal services, and local job base; moderate-scale urban commercial, office, institutional, and residential land uses.
- ✓ Parcels are located within the Jordan Lake Water Supply Watershed, however the parcels can be annexed and are part of an urban service area.

# LUPA 04-16 Analysis- Wake County Land Use Plan



*The goal of activity centers is to focus compact development in mixed use centers that include housing, commercial services and employment opportunities designed with convenient pedestrian and vehicular access from surrounding areas. Land Use Plan Amendment 04-16 requests expansion of a community activity center in an urban growth area.*



# LUPA 04-16 Analysis- Wake County Land Use Plan

## General Guidelines Community Activity Centers

- Size – up to 120 acres
  - Minimum Separation from other Neighborhood Activity Centers – 1.5 mile
  - Minimum Separation from CAC's – 3 miles
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- ✓ Adding 15.5 acres will create a roughly 111 acre CAC
  - ✓ Neighborhood Activity Center located roughly 2.4 miles to the northwest

# LUPA 04-16 Analysis- Wake County Land Use Plan

## Transportation

The most recent available **NCDOT** average annual daily traffic (AADT) counts for this area are from 2013.

- ✓ 2013 AADT for NC 55 and US 64 intersection of 27,000
- ✓ 2013 AADT for NC 55 near Green Level West/High House Road of 26,000
- ✓ 2013 AADT Jenks Road near the intersection with Roberts Road of 3,600

## Public Utilities

- ✓ Municipal waterlines exist along NC 55, sewer is outside of the CAC along the ridgelines

## LUPA 04-16 – Comments

- ✓ Wake County Planning notified property owners of the proposed CAC expansion.
- ✓ Five property owner responses all favorable to the change in classification
- ✓ Wake County Planning placed Land Use Plan Amendment sign along NC 55 to invite public comment
- ✓ Six responses, all wanted information, meetings times. Emails attached in the packet.

## LUPA 04-16 – Town of Cary Planning Comments

- ❑ The 2004 Town of Cary Southwest Area Plan designates the subject parcel for Low Density Residential uses. Complementary uses may be considered such as churches, schools, libraries or daycares.
- ❑ The Draft 2040 Cary Community Plan classifies this parcel (Classic Neighborhoods) category. Primarily residential with limited non-residential uses might include corner gas station, bank, and veterinary office.
- ❑ SHAPE Policy 7- Provide opportunities for a limited set of non-residential uses outside of commercial centers. The intent of this policy is to acknowledge the need for some businesses to be located outside of commercial categories. (Examples- auto body, kennels, furniture warehouse)



## Findings LUPA 04-16

- 1) The parcels are classified as Residential (1 unit per acre) in the Wake County Southwest Area Land Use Plan and within the Town of Cary Short Range Urban Services Area.
- 2) The proposal is consistent with the Wake County Land Use Plan Community Activity Center Distance/Separation and Sizing Guidelines.
- 3) NC Highway 55 serves as a major corridor within western wake that contains a mix of land uses

## Findings LUPA 04-16

- 4) The Town of Cary Planning staff cited relevant land use policies from the 2004 Town of Cary Southwest Plan and the Draft 2040 Cary Community Plan**
- 5) The Draft 2040 Cary Community Plan (SHAPE Policy 7) provides an option for non-residential uses outside of commercial areas along major corridors**

# Public Comment

# Staff Recommendation

**That the Board of Commissioners approve Land Use Plan Amendment 04-16 to Amend the Southwest Area Land Use Plan Map to expand the existing 95-acre Community Activity Center (CAC) to include an additional 15.5 acres near the intersection of Wade Drive and NC 55.**



# Planning Board Recommendation

**The Planning Board recommended approval (9-0) of Land Use Plan Amendment 04-16 to Amend the Southwest Area Land Use Plan to expand the existing 95-acre Community Activity Center (CAC) to include an additional 15.5 acres near the intersection of Wade Drive and NC 55.**