



Wake County Board of Commissioners

April 3, 2017





ZP-892-16

Proposed Zoning Map Amendment: 7400 block of Cleveland School Road

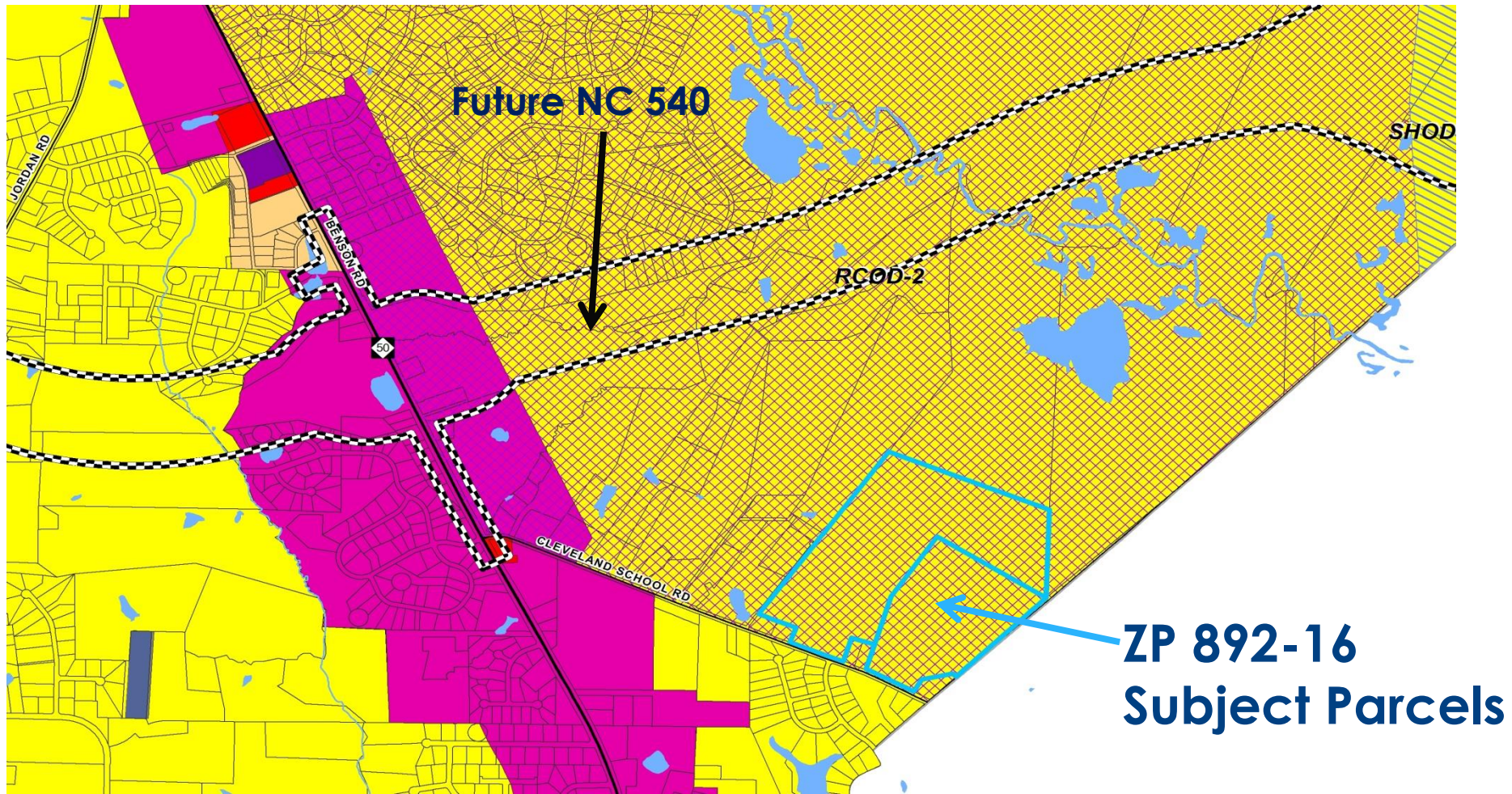


Request

To rezone two tracts totaling 116-acres located on the 7400 block of Cleveland School Road from R-30 with a RCOD-2 to CU-R-15 with a RCOD-2*

***The petitioner has limited the proposed uses to single family detached residential dwellings with a density up to 312 dwellings and recreation amenities.**

Zoning Map



Land Use History

1973: General zoning first applied to southern portion of county.

2004: Fuquay-Garner Area Plan was adopted and designated this property as having residential less than 1.5 units an acre.

2016: Fuquay-Garner Area Land Use Plan was amended to designate this property as residential 1-4 units an acre.

Wake County Land Use Plan

- ❑ Located within Garner's Long Range Urban Services Area (LRUSA), encourage input from Town, but the site is within Wake County's jurisdiction
- ❑ Fuquay-Garner Area Land Use Plan designates this area for medium density residential uses of 1 to 4 dwelling units per acre
- ❑ Consistent with the Wake County Land Use Plan

Rezoning Process



Staff Review

Planning Board

BOC Hearing

- Compliance with Land Use Plan
- Town of Garner & Neighborhood Input
- Site Conditions (Ex: environmental, transportation, and utilities)

Site Plan Review Process



Staff Review

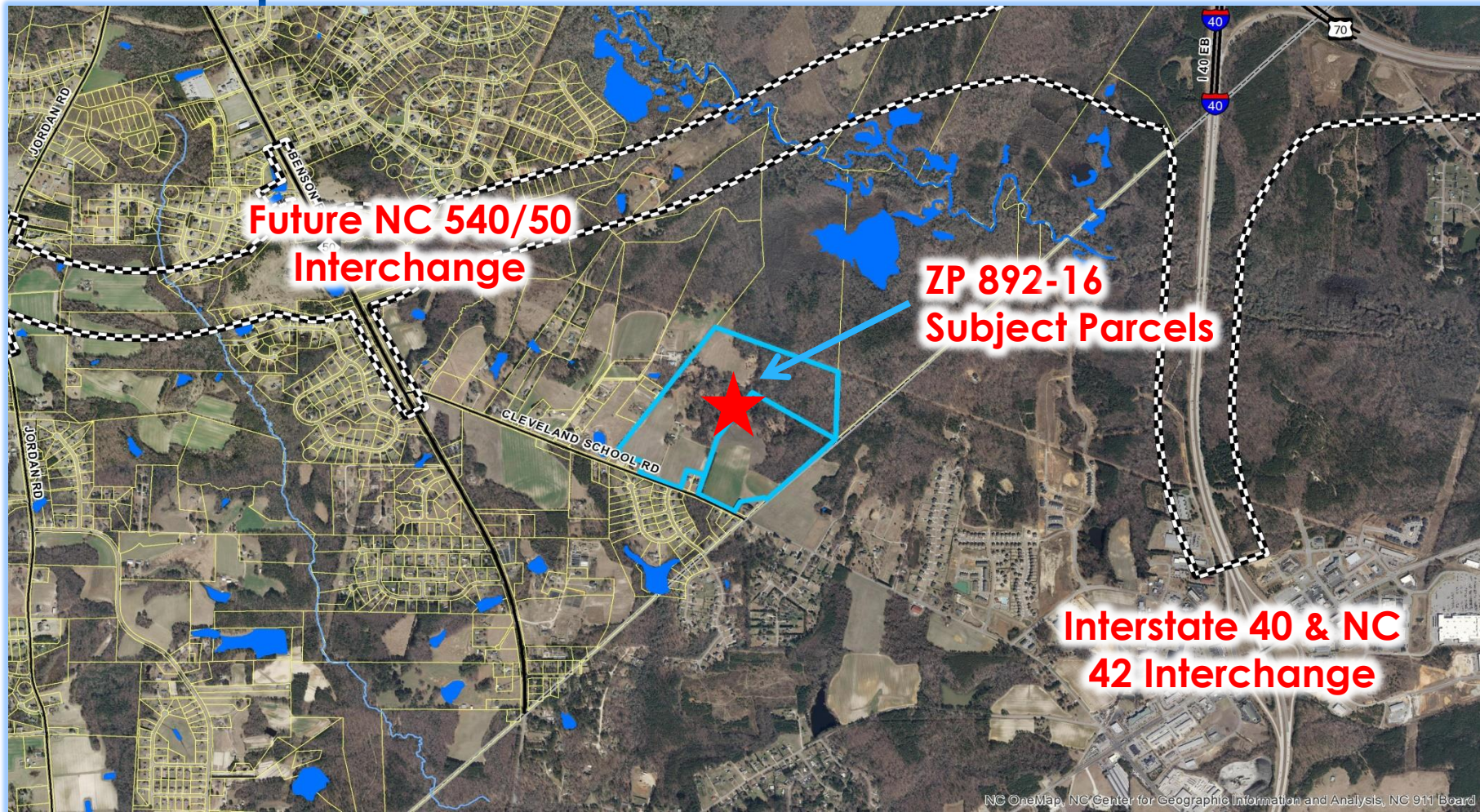
Approved by staff if proposal
meets all UDO requirements

- Compliance with all applicable Wake County standards
- Compliance with rezoning conditions
- Town of Garner input
- Traffic Impact Analysis (TIA) and NCDOT review

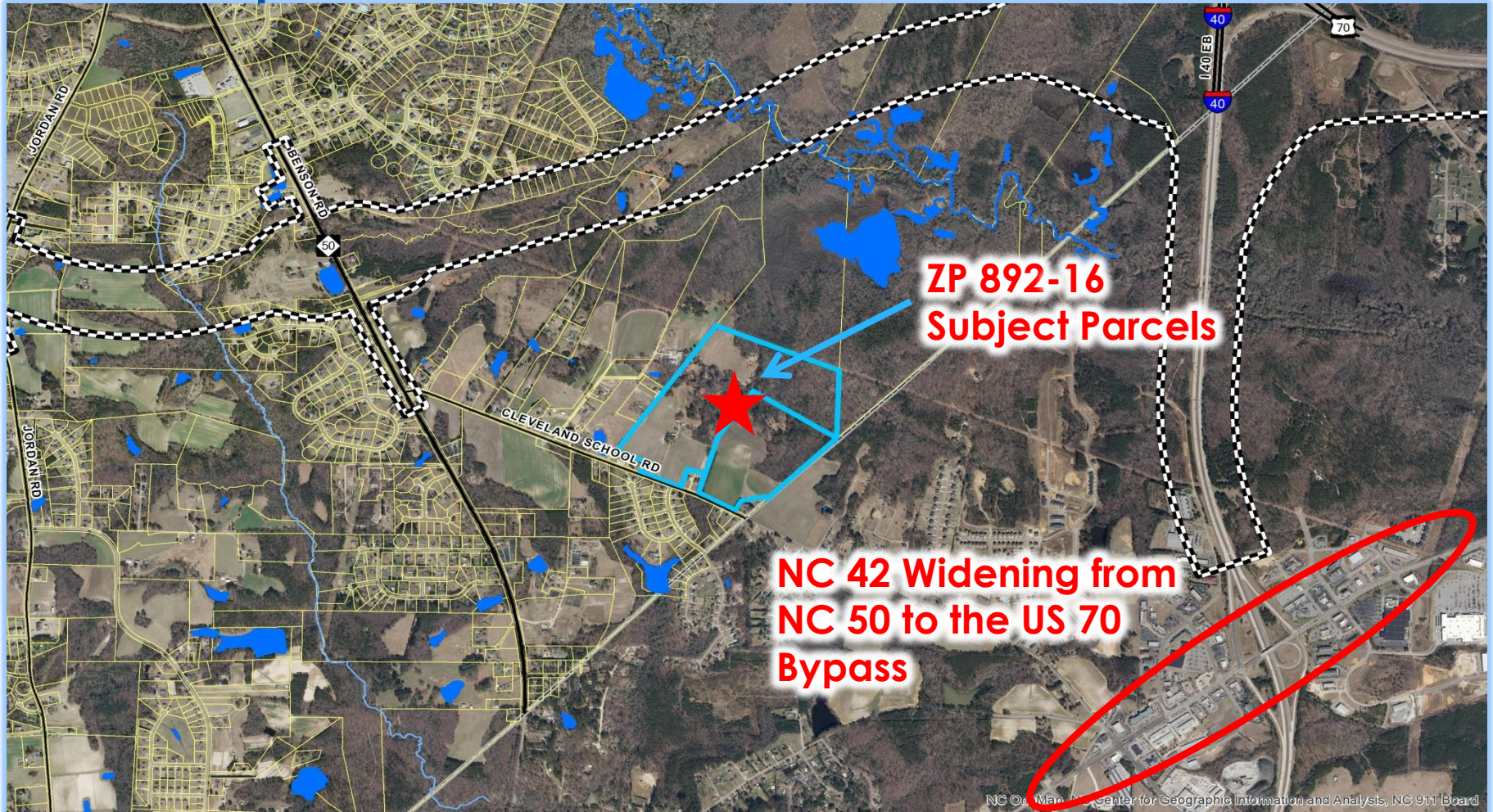
Transportation

- ❑ The 2014 & 2015 traffic counts available from NCDOT for Cleveland School Road show it operating at approximately 8,000 vehicles per day which is less than 50% of its design capacity
- ❑ There were 18 accidents (minor, no casualties) at the intersection of Benson Road and Cleveland School Road in the 3-year reporting period.
- ❑ Based on staff experience, 6 accidents per year is a relatively low number

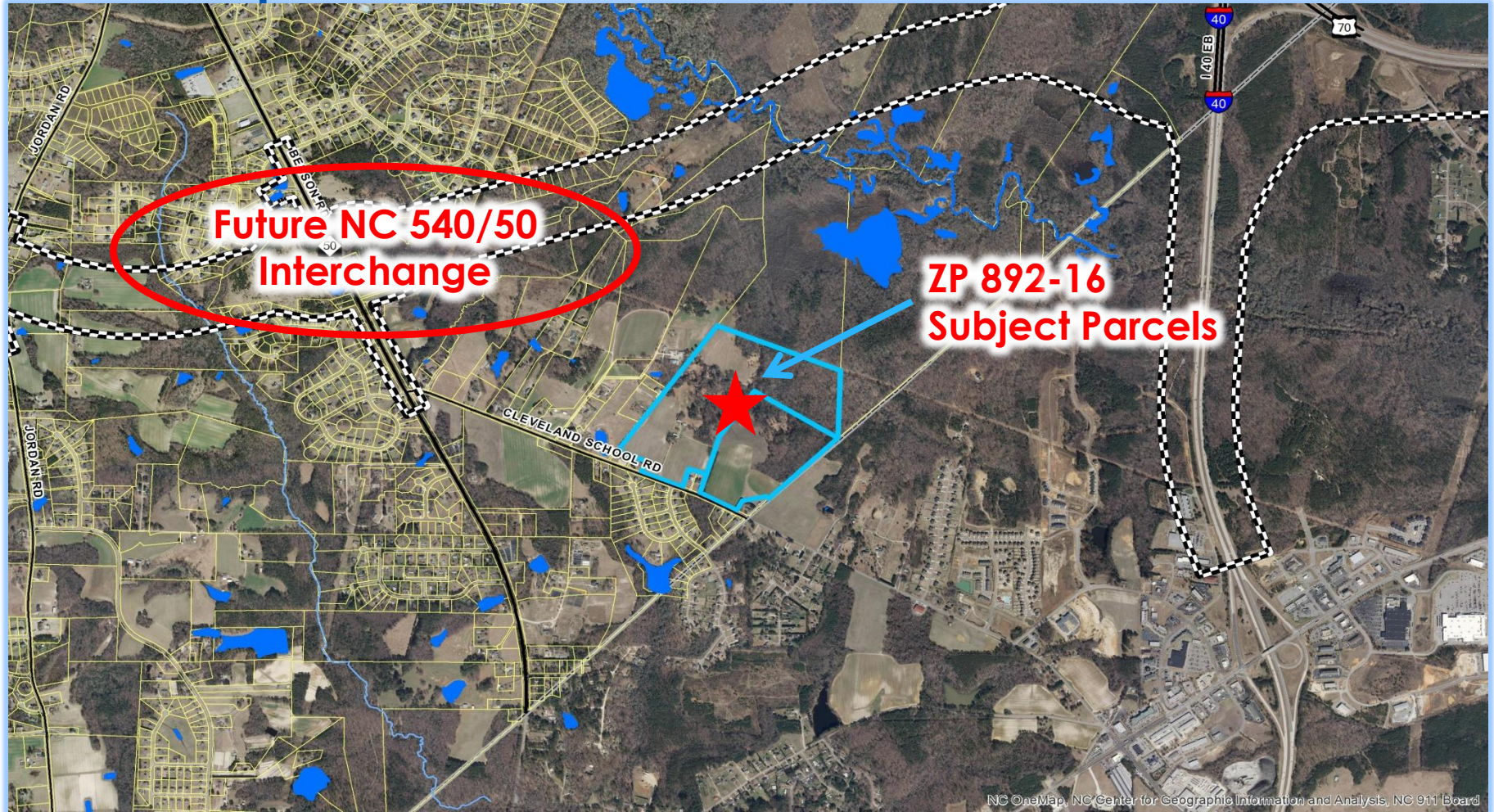
Aerial Map



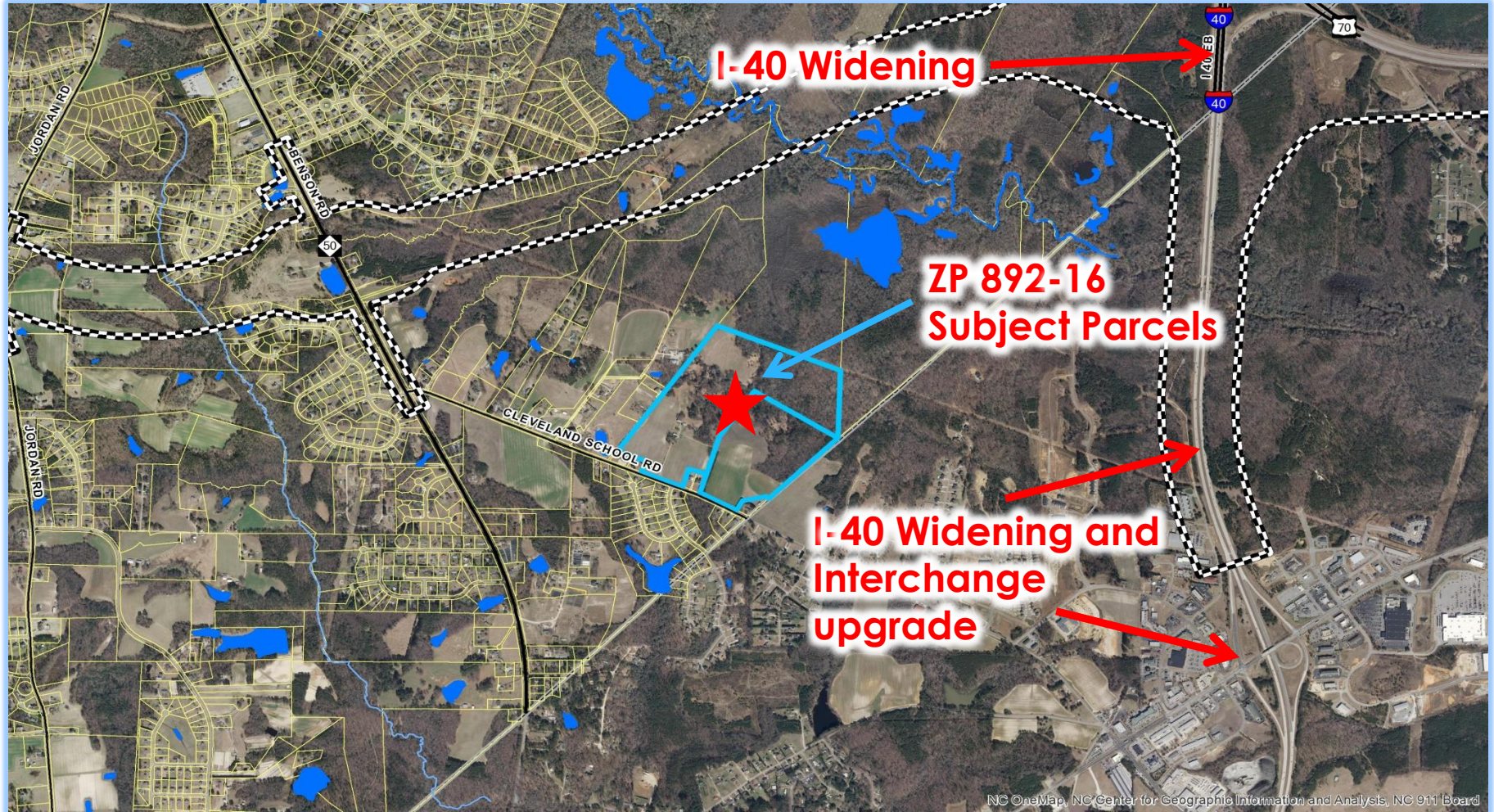
Aerial Map



Aerial Map



Aerial Map



Transportation

- ❑ Any future development on this site will be required to comply with the requirements of the Wake County UDO including the submittal of a Traffic Impact Analysis (TIA)
- ❑ NCDOT may require road improvements during the review of the subsequent site plan for development
- ❑ Any roadway improvements and/or driveway permits will have to be coordinated with, and approved by NCDOT, during the site plan review process

Utilities & Environment

- ☐ The plan is to use community well for water service and construct a package treatment plan for wastewater service
- ☐ There are no Town of Garner utility lines nearby at this time and no timeline exist for extensions to the subject parcels
- ☐ Johnston County does have a waterline along this section of Cleveland School Road.
- ☐ No Federal Emergency Management Agency (FEMA) regulatory floodplains located on the property; flood hazard soils and a USGS blue line stream do exist on site

Conditions Proposed by the Applicant

All conditions are above and beyond the requirements of the Wake County UDO

- 1) One side of every street will have either a sidewalk or a multi-use path.
- 2) The development will use an urban streetscape with curb and gutter (rolled curb or valley curb) anywhere that a sidewalk is planned and a swale where a multi-use path is planned.
- 3) The wastewater and water distribution system will be designed to meet the Town of Garner, City of Raleigh and the State of NC requirements.
- 4) An active recreation area and off-street greenways will be provided for residents.

Conditions Proposed by the Applicant

Examples



Roadside Swale



6" Curb & Gutter



Valley/Rolled Curb

Input from Town of Garner

- ❑ The subject property is located within the Town of Garner's LRUSA (town does not have a timeline for utilities and services), rezoning process includes input from the Town.
- ❑ Town staff is in agreement with the petitioners conditions on utility infrastructure and recreation amenities
- ❑ Town staff has asked that sidewalks be on both side of any collector street instead of one side as proposed by the applicant
- ❑ The Town of Garner does not allow for a rolled or valley curb within its jurisdiction

Input from Neighboring Property Owners

- ☐ **Letters sent to each property owner within 1,000 feet of the subject property.**
- ☐ **Posted meeting notification signs on Cleveland School Road**
- ☐ **Staff has received three inquiries**
- ☐ **The petitioner held a neighborhood informational meeting – July 21, 2016. Invited 75 property owners to the meeting**

Staff Findings

1. The proposed Conditional Use-Residential-15 rezoning (with a RCOD-and the stated proposed uses are consistent with the Fuquay-Varina/Garner Area Land Use Plan designation
2. The proposed rezoning is consistent with the land use plan's objectives
3. The proposed rezoning complies with goals of the Wake County and the Fuquay-Garner Area Land Use Plan.
4. The traffic volumes and accident reports from the NCDOT do not indicate any significant traffic issues for Cleveland School Road.
5. A detailed subdivision plan must be approved by Wake County prior to future development to ensure compliance with all applicable regulations.

Staff Findings

6. Any roadway improvements and/or driveway permits must be coordinated with, and approved by the NCDOT during the subdivision plan review process.
7. The Town of Garner's staff has indicated they are in agreement with conditions of the rezoning petition as it relates to utilities and recreation amenities.
8. The Town of Garner's staff asked that sidewalks be located on both sides of any street serving as a collector or future collector road instead of on one side as proposed by the applicant.
9. The Town of Garner's staff also noted that they require a 6" high curb along their roadways rather than a rolled curb or valley curb as proposed.
10. The proposed rezoning would be a similar density to the developments located just over the county line in Johnston County.

Public Comment

Planning Staff Recommendation

That the Board of Commissioners:

- 1. Adopt the drafted statement of consistency with Land Use Plan, reasonableness, and public interest and by separate motion**
- 2. Approve the requested zoning map amendment, ZP-892-16, as presented**

Planning Board Recommendation

That the Board of Commissioners:

- 1. Adopt the drafted statement of consistency, reasonableness, and public interest (vote 10-0)
and by separate motion**
- 2. Approve the rezoning petition, ZP-892-16, as presented (vote 10-0)**

Suggested BOC Motions

That the Board of Commissioners:

- (1) Adopt the attached consistency statement finding that the requested rezoning to CU-R-15, the stated proposed use, and the conditional use are consistent with the Wake County Land Use Plan, reasonable, and in the public interest

And by separate motion

- (2) approval of the rezoning petition, ZP-892-16, as presented