

ORDINANCE APPROVING A REQUEST (ZP-896-17) TO AMEND THE WAKE COUNTY ZONING MAP BY REZONING TWO LOTS TOTALING 1.994 ACRES LOCATED AT 9317 AND 9313 DAFFODIL DRIVE FROM RESIDENTIAL-30 (R-30) TO CONDITIONAL USE-OFFICE AND INSTITUTIONAL (CU-O&I)

WHEREAS, the request is to rezone two lots totaling 1.994 acres located at 9317 and 9313 Daffodil Drive (PINs 0689703357 and 0689703586) from Residential-30 (R-30) to Conditional Use-Office and Institutional (CU-O&I).

WHEREAS, the proposed Conditional Use-Office and Institutional rezoning, the stated proposed use, 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 Regional Activity Center 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;

WHEREAS, the proposed rezoning complies with four (4) 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 proposed use is not anticipated to generate any new traffic to the site, but is intended to improve circulation, safety, and user experience;

WHEREAS, a detailed site plan must be approved by the appropriate Wake County entity prior to future development on the subject properties to ensure compliance with all applicable regulations;

WHEREAS, the Town of Fuquay-Varina's planning staff had previously indicated that they did not object to a similar rezoning petition for other lots on Daffodil Drive;

WHEREAS, the Wake County planning staff has received no objections from the surrounding property owners or the general public;

WHEREAS, on November 1, 2017, the Wake County Planning Board voted 7-0 to

recommend that the Board of Commissioners approve the proposed zoning map amendment as presented; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on December 4, 2017 to consider amending the zoning map to rezone the entire area, or part of the area, to the classification and uses requested, or to a more restrictive classification, or to a more limited range of uses.

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

SECTION I

The proposed rezoning, is found to be consistent with the Land Use Plan, reasonable, and otherwise promotes the public health, safety and general welfare, therefore, the Wake County Zoning Map is hereby amended to rezone the above described property from Residential-30 (R-30) to Conditional Use-Office and Institutional (O&I);

SECTION II

This ordinance to amend the Wake County Zoning Map as petitioned shall become effective upon adoption.

Commissioner _____ made a motion that the above ordinance be adopted. Commissioner _____ seconded the motion, and upon vote, the motion carried this 4th day of December 2017.

This Instrument Approved as to Form

Wake County Attorney

Date