

**Item Title:** Public Hearing on ZP-896-17 to Rezone Two Parcels Located at 9317 and 9313 Daffodil Drive from Residential-30 (R-30) to Conditional Use-Office and Institutional (CU-O&I)

**Specific Action Requested:**

**That the Board of Commissioners holds a public hearing to consider rezoning petition ZP-896-17 and:**

- 1. Adopts the draft statement finding that the requested rezoning to Conditional Use-Office and Institutional, 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 request as presented.**

**Item Summary:**

PURPOSE: To rezone two parcels 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). The stated proposed use is to allow for the construction of an access road connection to the Wake Technical Community College campus along Fayetteville Road/US 401 to support the community college. However it should be noted that any decision on a rezoning petition must be based upon all possible uses as listed in the attached staff report.

Location: The two lots are located in the vicinity of Fayetteville Road/US 401, Tech Road and Daffodil Drive, just south of the main Wake Tech campus and east of Fayetteville Road, and are identified as 9317 and 9313 Daffodil Drive.

Current Zoning: Residential-30 (R-30)

Proposed Zoning: Conditional Use-Office and Institutional (CU-O&I)

Petitioner: Charlie Yokley, The McAdams Company

Owner: Dr. Stephen Scott, Secretary to the Board, on behalf of the Trustees of Wake Technical Community College

PINs: 0689703357 and 0689703586

**Planning Staff Findings**

- 1. 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.

2. 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.
3. The proposed rezoning complies with four stated goals of the Land Use Plan
4. The proposed use is not anticipated to generate any new traffic to the site, but is intended to improve circulation, safety, and user experience.
5. 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.
6. 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.
7. The Wake County Planning staff has received no objections from the surrounding property owners or the general public.

### **Planning Staff Recommendation**

The Planning staff recommends that the Board of Commissioners:

- (1) Adopts the attached draft statement finding that the requested rezoning to Conditional Use--Office and Institutional, the 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-896-17, as presented.

### **Planning Board Recommendation**

(1) The Planning Board at their Wednesday, November 1, 2017 meeting recommended by a vote of 7 to 0 that the Board of Commissioners finds that the requested rezoning to Conditional Use--Office and Institutional, the stated proposed use, and the permissible range of uses are:

- a) Consistent with the Land Use Plan's designation of this area as a Regional Activity Center and are reasonable and appropriate for the area;
- b) Consistent with the Regional Activity Center allowance 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;
- c) Consistent with several of the 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;
- d) Reasonable, and in the public interest because it would allow for improvements that would:
  - i) Facilitate improved internal infrastructure and circulation, allowing for a safer and more efficient ingress and egress for students, faculty and visitors;
  - ii) Provide environmental protection through stormwater management facilities; and
  - iii) Enable Wake Tech to adequately serve growing educational and employment needs of the public and surrounding communities.

All of which advance the public health, safety, and general welfare and enable Wake Tech to adequately serve growing educational and employment needs of the public.

- e) Reasonable, and in the public interest because various provisions in the Wake County Unified Development Ordinance and the established development review process with outside agencies such as the North Carolina Department of Transportation and other County departments, will ensure that there are no significant adverse impacts on the public health, safety and general welfare. For example, the subsequent development will comply with county requirements regarding buffering, stormwater and erosion control, and protection of environmentally sensitive areas.

(2) The Planning Board at their Wednesday, November 1, 2017 meeting recommended by a vote of 7 to 0 that the Board of Commissioners approves of the rezoning request, ZP-896-17, as presented.

**Attachments:**

1. Presentation
2. Staff Report
3. Ordinance Regarding Statement of Consistency, Reasonableness, and Public Interest
4. Ordinance Approving Rezoning Petition as Presented
5. Petition Materials
6. Maps
7. Neighborhood Meeting Information
8. Planning Board Minutes Excerpt