



REZONING APPLICATION

Submit required documentation to:

Wake County Planning, Development and Inspections
PO Box 550 Wake County Office Building
Raleigh, NC 27602-0550 336 Fayetteville Street Mall, Downtown Raleigh
Contact (919) 856-6335 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 proposal).

Proposed Rezoning (include area for each current and proposed district)

From Residential-30 (R-30)
(current zoning district(s))
To Conditional Use - Office and Institutional (CU-O&I)
(proposed zoning district(s))

Property

Parcel Identification Number (PIN): 0689703357, 0689703586

Address: 9317 and 9313 Daffodil Drive

Location: East side of Daffodil Drive, at/between
(north, east, south, west) (street)
south of Tech Road and
(street) (street)

Total site area in square feet and acres: 86,858 square feet 1.994 acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
1.994 acres located in the R-30 zoning district

Present land use(s): Single-Family residential structure (vacant), vacant lot

How is this proposed use a public necessity? See attached

What is impact on surrounding neighborhood and adjacent properties?" See attached

Property Owner Secretary to the Board & President of Wake Technical Community College

Name: on behalf of Wake Technical Community College and the Trustees of Wake Technical Community College

Address: 9101 Fayetteville Road

City: Raleigh State: NC Zip Code: 27603-5655

Telephone Number: 919-866-5534 Fax:

E-mail Address: scscott@waketech.edu

Applicant (person to whom all correspondence will be sent)

Name: The McAdams Company (on behalf of Wake Technical Community College and the Trustees of Wake Technical Community College. Contact: Charlie Yokley)

Address: 2905 Meridian Parkway

City: Durham State: NC Zip Code: 27713

Telephone Number: 919-361-5000 Fax:

E-mail Address: yokley@mcadamsco.com Relationship to Owner: Planning Consultant

Site Information

Vehicular Access:

Name of adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity	Traffic volume (ADT) ²
Daffodil Drive	60'	20'	2	Portions	N/A*	N/A*
*Daffodil Drive is a local dead-end road, therefore it does not appear in the Wake County Transportation Plan, nor does NCDOT perform traffic volume counts for it.						

¹ See NCDOT Highway Capacity Manual or Wake County Thoroughfare Plan Appendix

² See CAMPO web site (www.raleigh-nc.org/campo/trafcnt/98trfcnt.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: (X) municipal system (Town of Fuquay-Varina)

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

Wastewater collection/treatment provided by: (X) municipal system (Town of Fuquay-Varina)

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

Solid waste collection provided by: Waste Industries

Electrical service provided by: Duke Energy

Natural gas service provided by: Info not available

Telephone service provided by: Info not available

Cable television service provided by: Spectrum

Fire protection provided by: Wake County - Fairview #2 District

Miscellaneous:

Generalized slope of site Parcels are basically flat, dropping approximately 4' from north to south

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site: No FEMA floodplains, Wake County flood hazard soils,

jurisdictional streams , or wetlands on the subject properties

Valuable historic resources (homestead, mill, archeological site) on or adjoining site: According to NCSHPO

GIS Website, there are no historic structures or resources on or adjacent to the subject site

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 Fuquay-Varina

() 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):

Regional Activity Center as shown on the
Fuquay-Varina / Garner Area Land Use Plan

Conditional Use Zoning Conditions

The proposed use(s) of the property must be identified by condition. How does the proposed use benefit the adjacent and surrounding properties?

If conditional use zoning is being proposed, list the proposed conditions below:

1) The following uses shall be prohibited:

- All Residential Use Group

- All animal services (veterinary, kennel, animal shelter)

- All waste related uses

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: Stephen C. Pratt Date: 6/8/17

Signature: Secretary to the Board & President of Wake Technical Community College Date: _____

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: 6-2-17

Principal Planner - McAdams

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



MEMORANDUM

Date: Revised October 20, 2017

To: Mr. Keith Lankford, AICP, CZO
Wake County Planning, Development and Inspections

From: Charlie Yokley, AICP

Re: Wake Technical Community College
Rezoning Application Question Responses
WCC-17000

1. How is proposed use a public necessity?

The proposed office and institutional zoning district will allow for implementation of infrastructure improvements necessary to support Wake Technical Community College (Wake Tech). Wake Tech currently provides public education opportunities and a robust employment base for surrounding communities. Adequate infrastructure is critical to day-to-day operations of the college. The rezoning would permit improvements allowed by the Office and Institutional (O&I) zoning district that will enable Wake Tech to adequately serve growing educational and employment needs of the public and surrounding communities.

2. What is the impact on surrounding neighborhood and adjacent properties?

Properties adjacent to the two subject properties include a vacant lot currently owned by Wake Tech to the west; a parcel used for an electrical substation for Duke Energy to the south, a parking lot for Wake Tech to the east, a vacant single-family residential structure to the north. Rezoning to Office and Institutional (O&I) district will be consistent with the land uses and intensity of the main Wake Technical Community College campus.

Based on the nature of anticipated future uses to support the college, single family residential lots may be affected by traffic, light pollution, and/or noise during certain times of the day. Adjacent parcels will be protected from impacts of any allowed uses by providing required setbacks and substantial landscape buffers (up to 80 feet depending on final intensity of development). Adherence to the Wake County Unified Development Ordinance (UDO) will protect neighboring properties from impacts through environmental standards regulating glare and exterior lighting, Operational Performance Standards, stormwater management, setbacks, and landscape buffers.

**The John R. McAdams
Company, Inc.**

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Keith Lankford, AICP, CZO
Wake County Planning, Development, and Inspections

3. How does the proposed use benefit the adjacent and surrounding properties?

The subject parcels are adjacent to educational, residential, commercial, and industrial land uses. Rezoning of the subject parcels to Office and Institutional zoning will allow Wake Tech to improve internal infrastructure and circulation, allowing a safer and more efficient ingress and egress for students, faculty and visitors.

4a. Statement of how rezoning complies with the Land Use Plan

The subject site is located within an area covered by the Fuquay-Varina / Garner Area Land Use Plan and is within the Fuquay-Varina Short-Range Urban Services Area (SRUSA). Both parcels are also part of the Wake Tech Regional Activity Center and thus subject to the policies related to an Urban Regional Activity Center as outlined in the Wake County Land Use Plan (LUP) (Chapter III.14). Specifically, this land use designation is intended for large-scale urban land uses that provide a primary job base for surrounding communities. The LUP suggests the activity center be serviced by major thoroughfares and municipal water and sewer. A few of the typical land uses suggested by the LUP for Regional Activity Centers include shopping malls, large hotel/motels, restaurants, large office parks, **community colleges**, industrial parks, and a wide variety of housing densities.

Given the proposed zoning district for the subject site, Office and Institutional, and the proposed use, supporting infrastructure for a community college, the requested rezoning is consistent with the Wake County Land Use Plan. The primary use (community college), proximity to major thoroughfares and transportation centers (Fayetteville Road / US 401 and the proposed NC-540 interchange), and the number of jobs provided by Wake Technical Community College, further supports these LUP goals:

- 1 to guide quality growth throughout the County in conjunction with affected local governments;*
- 2 to encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities;*
- 3 to encourage the development of communities which provide adequate land for anticipated demands, in a pattern which allows a mixture of uses; and*
- 7 to ensure that the land use plan and transportation plan mutually support each other; and the intended use of the Urban Regional Activity Centers (a mix of shopping, services, recreation, and office and institutional uses needed to support the neighborhoods, communities or regions respectively.*



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4b. Statement of how rezoning complies with the Transitional Urban Development Policies

With regard to centralized water and sewer services and transportation infrastructure, the proposed use shall comply with the Transitional Urban Development Policies as outlined in the Wake County Land Use Plan, the County's UDO, and all other relevant adopted plans. If additional water or sewer service is required, such service will be provided as an extension of existing water and sewer lines on the Wake Technical Community College campus, which are provided by the Town of Fuquay-Varina. Wake Technical Community College has agreed to the provision of a sewer easement to the Town of Fuquay-Varina in another portion of the campus. Any utility improvements shall be provided in accordance with Article 12 of the County's UDO and shall comply with all review and approval procedures set forth within Article 19 of the UDO.

Required transportation improvements will be provided at the time of site plan approval in accordance with Article 8 (Subdivision Design and Improvements) and 19 (Review and Approval Procedures) of the County's UDO in order to accommodate the demands of any development. This rezoning application does not anticipate the generation of any additional vehicular trips and thus, neither NCDOT nor Wake County will be requiring a TIA be completed as part of this application (see number 6 below). However, depending on the future development of the subject parcels, this application acknowledges a traffic study and additional traffic improvements may be required as part of the site plan approval process.

5. Statement of How Rezoning Otherwise Advances Public Health, Safety, and General Welfare:

Wake Tech currently provides public education opportunities and a robust employment base for surrounding communities. Adequate infrastructure is critical to day-to-day operations of the college. Infrastructure improvements will enable Wake Tech to adequately serve growing educational and employment needs of the public and surrounding communities.

In addition to enabling Wake Tech to better serve a growing educational community, it is expected that such improvements will: facilitate improved vehicular circulation, access and safety for vehicles and pedestrians alike through dedicated vehicular and pedestrian travel routes and way-finding signage; provide environmental protection through stream buffers (if required) and stormwater management facilities; and enhance aesthetics and sense of place through the use of materials of a consistent character. All of which advance public health, safety, and general welfare. We do not



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anticipate the proposed zoning district or development activities to inherently generate additional vehicular trips.

6. Justification statement for waiver of Traffic Impact Analysis

This proposed zoning map amendment will allow for infrastructure improvements associated with Wake Tech. Some of these improvements can be anticipated at this time, while additional future development cannot.

Although early in the planning process, improvements currently under consideration include an access road connection to Wake Tech campus along US 401 (per the attached 2010 masterplan sketch). Per Section 15-12-2 of the Wake County UDO, a traffic impact analysis shall be required as part of any rezoning petition where proposed development is expected to generate (A) one hundred (100) or more added vehicle trips to or from the site during the peak traffic hour, or (B) one thousand (1,000) or more added vehicle trips to or from the site in a day. This requirement may be waived by the Planning Director if: "the applicant shows that the proposed development's impact on adjacent roads and intersections will be minimal and insignificant." It is expected that the improvements under consideration at this time, will have minimal impact on adjacent roads and intersections given the following:

- a. The proposed improvements are not associated with a traffic generating development (i.e., no new building construction), nor are they associated with a park-and-ride facility or commercial parking space rental. Per discussions with Wake Tech representatives, the proposed improvements are needed to allow for more efficient access to the campus. The improvement will not increase enrollment and, as such, no additional traffic will be generated as a result of the improvement.
- b. The improvements will simply improve circulation, safety, and user experience.

If proposed improvements in the future are anticipated to result in trip generation, Wake Tech understands a Traffic Impact Analysis may be required at the time of site plan approval.

Sincerely,

THE JOHN R. MCADAMS COMPANY



Keith Lankford, AICP, CZO
Wake County Planning, Development, and Inspections

Charlie Yokley, AICP
Principal Planner