

**ORDINANCE APPROVING A STATEMENT OF LAND USE PLAN CONSISTENCY, REASONABLENESS, AND PUBLIC INTEREST REGARDING A REZONING REQUEST TO REZONE A 10.08-ACRE PARCEL LOCATED AT 900 KNOTTS HILL PLACE FROM RESIDENTIAL-30 (R-30) TO CONDITIONAL USE-RESIDENTIAL-10 (CU-R-10) [PLG-RZ-001350-2019]**

WHEREAS, the request is to rezone a 10.08-acre parcel located at 900 Knotts Hill Place (PIN 1763007038) from Residential-30 (R-30) to Conditional Use-Residential-10 (CU-R-10) [PLG-RZ-001350-2019]; and

WHEREAS, the proposed Conditional Use-Residential-10 rezoning, the stated proposed use, and the permissible range of uses are consistent with the Land Use Plan's designation (if the pending Land Use Plan Amendment, PLG-LUPA-01-21, is approved), are reasonable, and appropriate for the area; and

WHEREAS, the requested rezoning is consistent with four of the stated goals of the Land Use Plan, more specifically:

- Goal # 2--To encourage growth close to municipalities, to take advantage of existing and planned infrastructure, such as transportation, water and sewer facilities.
- Goal # 3--To encourage the development of communities which provide adequate land for anticipated demands, in a pattern which allows a mixture of uses.
- Goal # 7--To ensure that the land use plan and transportation plan mutually support each other.
- Goal # 8--To ensure that the County always protects the property rights of landowners; and

WHEREAS, the requested rezoning complies with two relevant goals of the East Raleigh/Knightdale Area Land Use Plan that have been identified by the petitioner; and

- Goal # 2--Encourage growth that will take advantage of existing and planned infrastructure so that municipalities are able to provide basic public services in accordance with their adopted plans.
- Goal # 3--Focus compact development in mixed-use activity centers that include housing, commercial services and employment opportunities designed with convenient pedestrian and vehicular access from surrounding development areas; and

WHEREAS, the rezoning petition includes a condition that would prohibit a road connection to Knotts Hill Place in the Huntsboro Subdivision to the south, which will ensure that the environmentally sensitive area along the stream will be preserved and protected; and

WHEREAS, the site will be served with available capacity in the community water and wastewater system that serves the adjacent Rutledge Landing development; and

WHEREAS, the proposed development is comparable to existing surrounding developments, especially the existing CU-R-10 zoning of the adjacent Rutledge Landing Subdivision; and

WHEREAS, a detailed traffic assessment statement was performed and found that the traffic from these 40 new homes would have minimal impact on the area roadways; and

WHEREAS, a detailed subdivision plan must be approved by the appropriate county and state agencies prior to future development on the subject property to ensure compliance with all applicable regulations; and

WHEREAS, 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; and

WHEREAS, the planning staff recommends that the requested rezoning, as presented, is consistent with the Land Use Plan, reasonable, and otherwise advances the public health, safety, and general welfare as outlined in the draft statement; and

WHEREAS, on May 5, 2021, the Wake County Planning Board voted 9-0 to recommend to the Board of Commissioners that the proposed zoning map amendment, as presented, is consistent with the Land Use Plan, reasonable, and in the public interest as further described in the minutes of their meeting; and

WHEREAS, the Wake County Board of Commissioners held a duly-noticed public hearing on June 21, 2019 to consider adopting the staff's draft statement of consistency, reasonableness, and public interest regarding the requested zoning map amendment.

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

### **SECTION I**

The requested rezoning, is found to be consistent with the Land Use Plan, reasonable, and in the public interest, and otherwise promotes the public health, safety and general welfare, as outlined in the draft statement.

### **SECTION II**

This statement of consistency, reasonableness, and public interest, is hereby adopted.

Commissioner \_\_\_\_\_ made a motion that the above ordinance be adopted. Commissioner \_\_\_\_\_ seconded the motion, and upon vote, the motion carried this 21st day of June 2021.

This Instrument Approved as to Form

\_\_\_\_\_  
Wake County Attorney

\_\_\_\_\_  
Date