

#4 US 64 /Wendell Parkway Activity Center

Type: Community Activity Center

Size: 54.7 acres

The proposed community activity center lies on the east side of US 64 Bypass/Wendell Parkway interchange, which is currently under construction. The area is accessed from the Parkway. This area is partially surrounded by the future Wendell Falls, which is a large planned unit development (PUD) within the Town of Wendell's corporate limits (satellite annexation). Wendell Falls PUD includes a mix of uses including 4,000 residential units and 2 million square feet for non-residential use (office, retail, and institutional).

The proposed activity center abuts land within Wendell's corporate limits that is planned for non-residential use and is primarily undeveloped. There are no existing non-residential uses in the area. The activity center lies within Wendell's Short Range Urban Services Area. The proposed activity center is accessed from Wendell Parkway and the planned Wendell Falls Boulevard.

A summary of the existing land use characteristics in the activity center is presented in the following table.

ACTIVITY CENTER LAND USE CHARACTERISTICS

Existing Development				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Residential Units</i>
Residential	1	1	R-40	1
Manufactured Home	3	28	R-40	4
<i>Vacant Lands</i>				
<i>Land Use</i>	<i>Parcels</i>	<i>Acreage</i>	<i>Zoning</i>	<i>Approved Project</i>
Undeveloped/Vacant	6	25.7	R-40	
Historical, Cultural or Environmental Significance: No designated significant sites in activity center.				

Future development at this location should be in accordance with the recommendations of the Activity Centers Design Guidelines within the Wake County Land Use Plan. These guidelines address issues of compatibility between commercial and residential buildings, connections between residential areas and commercial areas, open space, buffers, and transitional development.

#4 US 64 /Wendell Parkway Activity Center (continued)

THOROUGHFARES (Wake County Transportation Plan)

	<i>Pavement width Current/Planned</i>	<i>Right-of-way Current/Planned</i>	<i>Lanes</i>	<i>Road Classification</i>	<i>Level of Service, (NCDOT)</i>
US 64 Highway	64 ft / 102 ft	280 ft / 280 ft	From 4 To 6	Minor	D*
Wendell Parkway (Under construction)	-	150 ft	5	Major	NA

* Level of Service (LOS) pertains to operating conditions of facility in terms of traffic performance measures, on a scale of A-F. LOS = D: LOS of a busy shopping corridor in the middle of a weekday, or a functional urban highway during commuting hours.

Recommendations:

This activity center would allow for moderate-scale mixed use development (including residential, office, and commercial) that would serve the surrounding neighborhoods and serve as support to Wendell Falls.

**Proposed
Community Activity Center
US 64/Wendell Parkway
Current Zoning**

#4 54.7 Acres

Wendell Falls Blvd
Wendell
Parkway

R-40

Wendell

Wendell

Map Information:

Project Name Here
Map Description Here



0 0.08
Miles

