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TO: Planning Board

FROM: Larry Morgan, Planner III
Sharon Peterson, Long Range Planning Administrator

SUBJ: Land Use Plan Amendment: LUPA 04-07 Little River Water Supply Watershed Activity Centers

DATE: March 18, 2009

Request: Amendment to the Northeast Wake Area Land Use Plan Map to convert existing activity centers within the **Little River Reservoir Water Supply Watershed** from circles to parcel-based.

On March 4, 2009, the Planning Board Land Use Committee reviewed recommended changes for two of six activity centers within the non-urban area Little River Water Supply Watershed that were previously reviewed by the Planning Board for conversion from circles to parcel-based boundaries.

Background:

- **December 19, 2007** - Planning Board reviewed the original proposal to convert six (6) of seven (7) existing neighborhood activity centers from circles to parcel-based and to establish a new community activity center on the Northeast Wake Area Land Use Plan as part of the proposal to implement the Little River Reservoir Water Supply Inter-local Agreement (ILA) and voted 6-2 to recommend approval.
- **July 7, 2008** - Board of Commissioners reviewed the proposed conversion of the activity centers from circles to parcel-based as part of the consideration of the Little River Reservoir Water Supply Watershed ILA implementation strategies (proposed text and map amendments) and referred the proposal back to staff and the Planning Board for re-evaluation.
- **October 6, 2008** - The Board of Commissioners considered the proposed parcel-based activity centers after its public hearing and adoption of the ILA. Action on the activity centers was tabled and the proposal was referred back to staff for the re-evaluate of two of the activity centers. The Board directed staff to examine other options for the proposed activity center at the intersection of Fowler Road and Hopkins Chapel Road (#3) with regard to commercial on the northwestern quadrant of the intersection that is excluded. Also, the Board requested considering the option of making the proposed activity center at the intersection of Mitchell Mill Road and NC 96 (#4) smaller or eliminating it, given that the majority of the area is within the critical area of the Little River Watershed.
- **November 19, 2008** – The Planning Board Land Use Committee met to discuss the process of identifying activity centers in light of issue of converting activity centers from circles to parcel-based addressed by the Board of Commissioners on October 6, 2008. The Land Use Committee requested that staff research alternative means of defining activity centers and gather examples of other types of activity centers.

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Proposed Changes to Two Activity Centers:

#3 Fowler Road/Hopkins Chapel Road

The proposed change (Option #1) to this activity center is to include five parcels of land (parcel-based boundary) on the northwestern quadrant of the intersection. Also, the proposal is to have the activity center boundary line dissect a large parcel on the east side of Hopkins Chapel Road at a distance of 500 feet from the edge of the right-of-way of NC 96. The Land Use Plan states that non-residential uses within Neighborhood Activity Centers should extend back from roadways a maximum of 500 feet. The size of the activity center with this option would be reduced from the initial 35 acres to 29 acres (see attached maps).

#4 Mitchell Mill Road and NC 96

This activity center is primarily within the critical area of the watershed. Initially the proposed parcel based-boundary was to replace the circle currently shown on the Northeast Wake Area Land Use Plan and to capture a mobile home park and two convenience stores. A concern is to not have the activity center located within the critical area. The majority of the land that is within the non-critical area is State owned property. An option was to reduce the size of the activity center or eliminate it.

Staff recommends removing the activity center, given that commercial development would not be allowed within the critical area. Also, the Wake County Environmental Services Department informed the Planning Department of groundwater contamination (NCDENR investigation), which affects the Strickland Mobile Estates located in this area, as a result of leaking underground storage tanks at the two convenience stores. One of the convenience stores has since been demolished.

Analysis:

A goal in the development of the activity centers is to focus compact development in mixed-use centers including housing and small-scale commercial services. The proposed activity center designations are to implement the Little River Reservoir Water Supply Watershed Inter-local Agreement, which will require that development within the watershed be limited to residential, with the exception of non-residential development in the non-urban activity centers within the Little River Watershed as designated on the Wake County land Use Plan.

The proposed activity centers provide for some flexibility with regard to mixed-use development opportunities within the watershed while ensuring that non-residential land uses do not adversely affect the quality of the public drinking water supply.

The proposed amendment to the Northeast Wake Area Land Use Plan Map implements the Board of Commissioners parcel-based activity center policy adopted in 2000 and the Land Use Plan's activity center sizing standard adopted in 2004.

The review and evaluation of the proposed activity centers is based on the Land Use Plan's activity center policies and design guidelines. The primary goal of the sizing and spacing of activity centers is that they be compatible with neighborhoods, existing residences, and the road network. The proposed parcel-based activity centers within the Little River Watershed

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area were determined based on existing pattern of development, existing land uses, adjacent land uses, access, natural features, and transitional land uses.

Emphasis is placed on concentrating more intense non-residential uses at or near the intersections of major thoroughfares.

The proposed amendment is consistent with the Land Use Plan's Activity Center policies and guidelines. The proposed activity center boundaries will better define the area of the activity centers and provide information to assist in the decision making process for development proposals.

Findings:

1. The proposed amendment is consistent with the Land Use Plan's Activity Center guidelines.
2. The proposed amendment implements the Little River Reservoir Water Supply Watershed Inter-local Agreement.
3. The proposed amendment applies the 2004 adopted activity centers sizing standards.
4. The proposed amendment will provide information to assist in the decision making process for development proposals.

Staff Recommendation:

That the Planning Board recommends approval of the following:

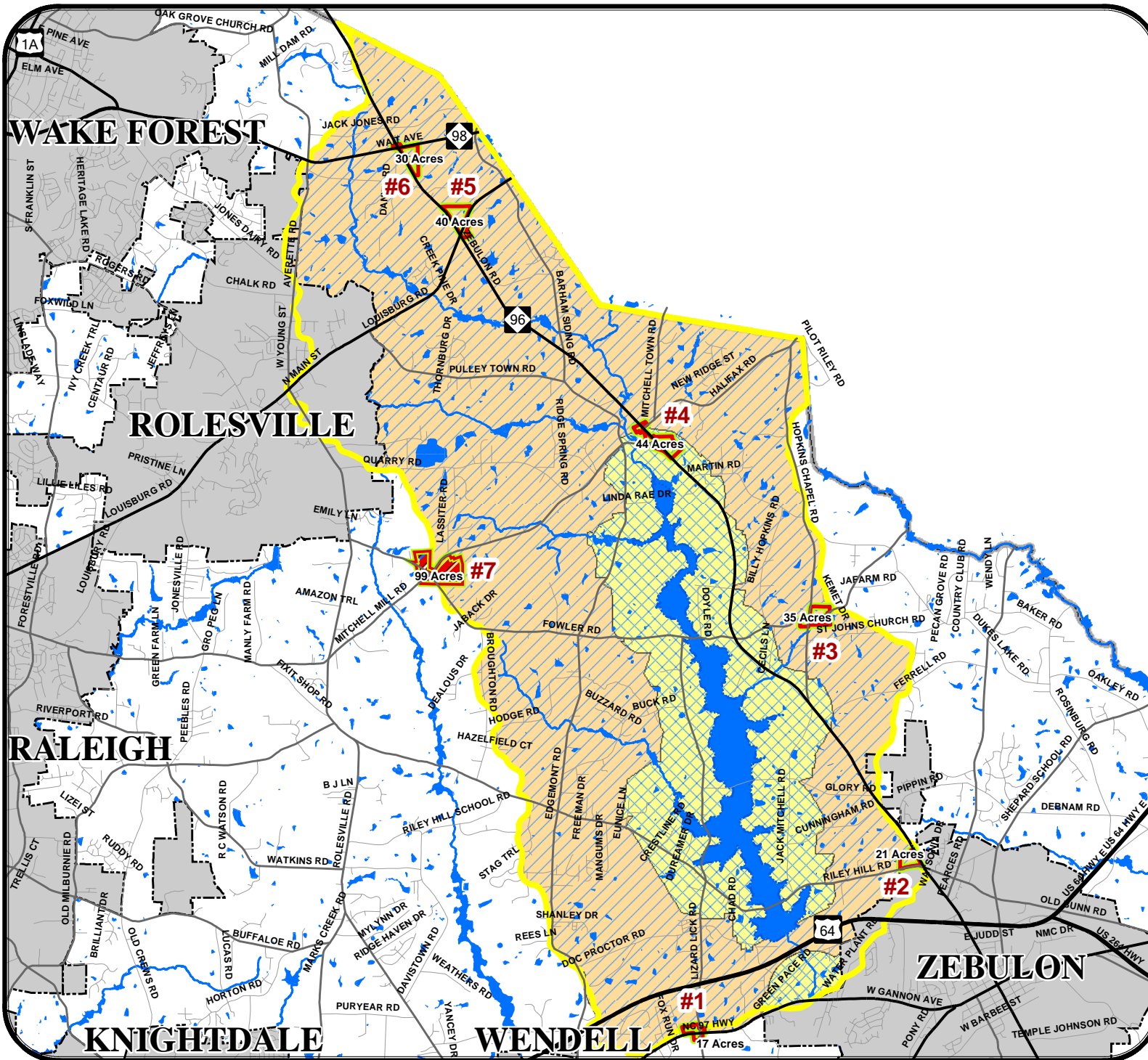
1. Proposed changes to activity center #3 (Fowler Rd/Hopkins Chapel Rd) as shown on Recommended Neighborhood Activity Map, Option #1.
2. Elimination of activity center #4 (Mitchell Mill Rd/NC 96).

Land Use Committee Recommendation:

On March 4, 2009, the Planning Board Land Use Committee voted unanimously 3-0 to recommend approval of Map Option #1, activity center #3 (Fowler Rd/Hopkins Chapel Rd) and to eliminate activity center #4 (Mitchell Mill Rd/NC 96).

Attachments:

- Map of Proposed Activity Centers (Northeast Wake ALUP)
- Previously proposed Activity Centers #3 and #4 – Maps & Profiles
- Recommended Neighborhood Activity Center #3 Map, Option #1



Little River Watershed Area Northeast Wake ALUP

This Map: S:\GIS\LittleRiver\ActivityCenters\LR_NortheastALUP_Asize.mxd
 Created by: Wake County
 Wake County Planning Department
 Sep 22, 2008



Legend

Proposed Activity Centers

Mixed use: Projected to permit one or more of the following: commercial, office, and institutional or single-family homes, pedestrian paths, and bus or other transit stop(s).

- Community
- Neighborhood

Water Supply Watershed

- Critical Area
- Non-Critical Area

0.5 Dwelling Units Per Acre

Residential use - cluster and other subdivisions-up to 1 dwelling per 2 acres.

1 Dwelling Unit per Acre

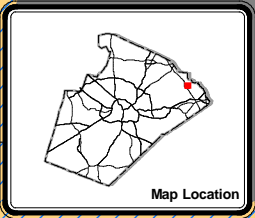
Residential use - cluster and other subdivisions-up to 1 dwelling per 1 acres.

Municipal Jurisdictions

Future Reservoir

Little River





RECOMMENDED
NEIGHBORHOOD ACTIVITY CENTER
FOWLER RD/HOPKINS CHAPEL RD
OPTION #1

R-40W

R-40W

KEMET DR

R-30

HOPKINS CHAPEL RD

FOWLER RD

RIDGE LINE

Hopkins Rural
Fire Department

#3
29 Ac

500'

Larry Johnson
PIN# 1797-28-6034
26 Ac

P# 3
1.5 Ac

6.5 Ac .03 Ac

P# 2
0.5 Ac

054301

General Business/
WS Overlay-2NC
Zoning

P# 4
2.6 Ac

P# 7
1.3 Ac

R-40W

P# 5
1 Ac

P# 6
0.08 Ac

FOWLER RD

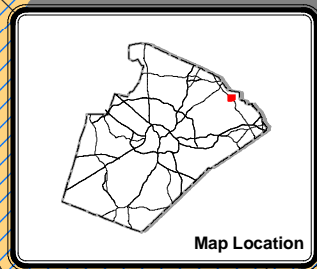
ST JOHNS CHURCH RD

Information depicted hereon is for reference purposes only and is derived from best available sources. Wake County assumes no responsibility for errors arising from misuse of this map.

TIME DATE STAMP HERE

Map Information:
Project Name Here
Map Description Here

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Original Proposal
Neighborhood Activity Center
Mitchell Mill Rd & NC 96 Hwy

MITCHELL TOWN RD
HALIFAX RD
HALIFAX RD

R-40W

054202

ZEPHYRON RD

Neighborhood Activity Center
Recommended for Removal

CRITICAL AREA

CRITICAL AREA

054301

#4

MITCHELL MILL RD
MITCHELL MILL RD

NC 96

R-80W
44 Ac

PULLEY TOWN RD

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