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 R-30 (Residential) and HD (Highway District)

To: O&I (Office & Institutional) Conditional Use District

Property
Parcel Identification Number (PIN):

0689608986	9305 Fayetteville Rd
0689608627	9401 Fayetteville Rd
0689703969	9305 Daffodil Dr
0689701506	9312 Daffodil Dr
0689700490	9316 Daffodil Dr

Location: East (north, east, south, west) side of Fayetteville Rd / US 401 (street), at/between Tech Rd (street) and Carr Pur Dr (street)

Total site area in square feet and acres: 356,320.8* square feet 8.18* acres

Zoning District(s) and Overlay Districts (if any) and land area within each:
HD: 5.39 Ac; R-30: 2.79 Ac

*Note: site area provided by Wake County GIS and may not be actual platted areas.

Present land use(s): Gravel parking lot, vacant, and single family residential

How is this proposed use a public necessity? see attached statement No. 1

What is impact on surrounding neighborhood and adjacent properties?" see attached statement No. 2

Property Owner

Name: Dr. Stephen Scott, Secretary to the Board & President of Wake Technical Community College on behalf of Wake Technical Community College and the Trustees of Wake Technical Community College

Address: 9101 Fayetteville Rd

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: Rachel Cotter

Address: 2905 Meridian Parkway

City: Durham State: NC Zip Code: 27713

Telephone Number: 919-361-5000 Fax: 919-361-2269

E-mail Address: cotter@mcadamsco.com Relationship to Owner: Planning & Entitlement Consultant

Site Information

Note 1: Figure taken from roadway section illustration (Fayetteville Road/US 401 from Donny Brook Rd to Banks Rd) as shown in the Wake County Transportation Plan, Appendix D-1, pg. D21, dated April 2003.

Vehicular Access:

Name of adjacent street	Right-of-way width (ft)	Pavement width (ft)	No. of lanes	Paved? (Y or N)	Roadway design capacity[1]	Traffic volume (ADT)[2]
Fayetteville Rd / (US 401)	150'	24' each direction	4	Y	31,500 see note 1 above	30000 - 36000 see attached 2013 ADT Traffic Volume Exhibit
Tech Rd	60'	20'	2	Y	NA	NA
Daffodil Drive	60'	20'	2	Portions	NA	NA

[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 - Terrible Creek WWTP

( ) 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: None

Telephone service provided by: Info not available

Cable television service provided by: Time Warner Cable

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

Miscellaneous:

Generalized slope of site: Parcel 1 has been graded to accomodate a gravel lot. Slopes up to 30% can be found toward the edges ofthe lot where it appears the graded lot meets the natural topography of the site). Parcels 2-5 vary in elevation from 310 to 342 and generally exhibit slopes of approximately 5%. A grade break can be seen by a ridge along Daffodil Road; grades fall to the west and east on either side of the grade break.

Valuable natural features (rare plant community, wildlife habitat, lake, stream, geology, etc.) on or adjoining site:

Parcel 1 is primarily void of natural features except towards the edges of the site which transition into a mixed oak hickory forest. This forest extends into and covers Parcel 2. Parcels 3, 4, and 5 have been cleared for single family use and natural features appear to be limited to one or two trees. No jurisdictional streams or other natural features appear to be present.

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

According to the North Carolina State Historic Preservation Office 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 Fuquary 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): Fuquay-Varina / Garner Area Land Use Plan: Designated Wake Tech Regional Activity Center.

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? See Attached

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: _____ Date: _____

Signature: Stephen C Scott Date: 12-1-14

Dr. Stephen Scott, Secretary to the Board & President of Wake Technical Community College

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: Rachel Cox Date: 3-23-2016

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.

MCADAMS

MEMORANDUM

Date: **March 23, 2016**

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

From: **Rachel Cotter, RLA**

Re: **Wake Technical Community College**
Rezoning Application Question Responses
WCC-14000

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 Conditional Use – Office and Institutional (CU- 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 five subject properties include: US 401 thoroughfare to the west; two vacant parcels within Fuquay-Varina's jurisdiction to the south of parcel 2 (owned by the Trustees of Wake Technical Community College), a vacant parcel with vegetative cover to the south of parcel 4 (owned by Wake Technical Community College), and single family residential to the south of parcel 5; a Wake Tech parking lot to the east of parcel 5, a utility substation to the southeast of parcel 4, and Tech Road and Wake Tech main campus to the north of parcels 1 and 5. Rezoning to a Conditional Use – Office and Institutional (CU- O&I) district will be consistent with the land uses and intensity of the parcels to the north and east of parcels 1, 2 and 5.

   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

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substantial landscape buffers (up to 80 feet depending on final intensity of development). Adherence to the Wake County Unified Development Ordinance will protect neighboring properties from impacts through environmental standards regulating glare and exterior lighting, Operational Performance Standards, setbacks, and landscape buffers. To further mitigate potential impacts in advance of proposed development, the petition includes a condition to restrict the allowable uses on the subject property.

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

The five subject parcels are adjacent to and surrounded by educational, residential, commercial, and industrial land uses. Rezoning of the subject site to Conditional Use - Office and Institutional land uses will allow Wake Tech to increase class offerings and continue to attract quality students by providing additional parking facilities to support the student population. Such expansion will in turn contribute to increased revenue growth for the State of North Carolina, and additional employment and educational opportunities for surrounding communities.

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 characterized as a Short-Range Urban Services Area (SRUSA). All 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, Conditional Use - 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 possibly, the future NC-540 interchange), and the number of jobs provided by Wake Technical Community College, further supports the 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*).

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. Specifically, Wake Tech has indicated they will be willing to provide a 20-foot sanitary sewer easement to the Town of Fuquay-Varina to accommodate future sewer extensions within the basin. A proposed alignment for the sewer line has been submitted to and accepted by Fuquay-Varina, however, Wake Tech representatives continue to discuss timing of the easement dedication with The Town. Additionally, if at any time water service is required, such service will be provided as an extension of existing water lines on the Wake Technical Community College campus, which are provided by the Town of Fuquay-Varina. 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 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 ultimate 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. Currently, Parcel 1 is being used as an overflow gravel parking lot during times of peak use and to accommodate additional students associated with increased class offerings and enrollment. This use is not currently permitted without a Special Use Permit under the current HC zoning designation, and not permitted at all under the current R-30 district. Rezoning to Conditional Use - Office and Institutional (and acquisition of a Special Use Permit or Planning Compliance Permit) will permit continued use of the lot as well as allow for future improvements that enhance safety and accessibility of parking facilities for students, faculty, and visitors to the college. Such 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 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) and the expansion and paving of the existing gravel lot on Parcel 1 and additional spaces on Parcel 2; these improvements do not include addition of any buildings. The access drive, intending to connect US 401 and Parking Lot S, is dependent on future land acquisition and is only conceptual at this time. 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 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, nor are they associated with a park-and-ride facility or commercial parking space rental. Per discussions with Wake Tech representatives, the proposed parking improvements are a direct result of increased enrollment, more efficient use of campus classrooms, and increased demand during peak hours.

b. The existing gravel lot is fully utilized and more space is needed. The improvements will simply improve circulation, safety, and user experience.

c. McAdams met with NCDOT representatives on 10/31/2014 to discuss the proposed improvements. Based on this meeting NCDOT will not require a TIA for the proposed internal improvements since no additional traffic is being generated. A summary of that meeting has been provided to Keith Lankford, Planner III with Wake County Planning, Development and Inspections.

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, INC.

Rachel Cotter, RLA
Planner / Project Manager, Planning + Design Group