



Staff Report – Case CP-2-14

Comprehensive Plan Amendment

Future Land Use Map Amendments

1. Area South of Leesville/Strickland Road Intersection (Wake County Parcel Identification Numbers: 0788-04-7444, 0788-04-8627, 0788-04-8872 and 0788-04-5738)

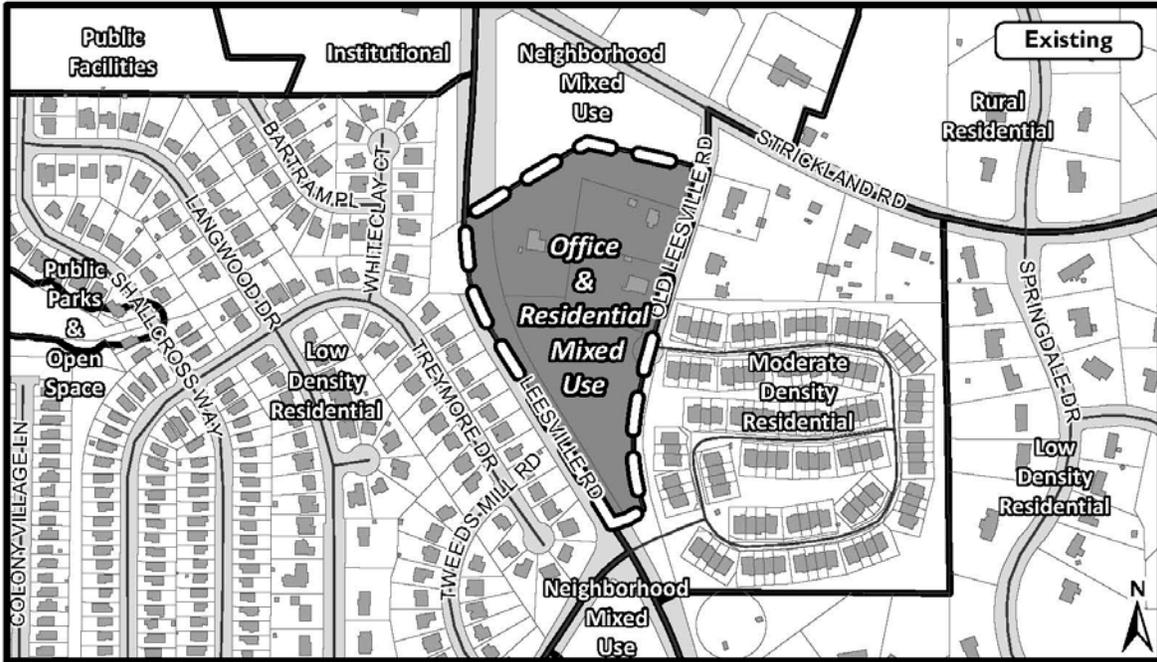
This requested amendment was submitted through citizen petition for the entirety of three (3) parcels and only the portion of a fourth parcel to the east of Leesville Road, to be designated as Neighborhood Mixed Use on the Future Land Use Map. The citizen petition was submitted by a representative of the subject property owner. The subject properties are currently designated Office and Residential Mixed Use. The proposed amendment is being requested based on its location, future land use classification, current uses of surrounding parcels, and recent development in the surrounding area. Transportation impacts were discussed extensively during the evaluation of the rezoning case Z-11-12, the parcel to the immediate north.

The proposed Neighborhood Mixed Use category applies to neighborhood shopping centers and pedestrian-oriented retail districts. The service area of these districts is generally about a one mile radius or less. Typical uses would include corner stores or convenience stores, restaurants, bakeries, supermarkets (other than super-stores/centers), drug stores, dry cleaners, video stores, small professional offices, retail banking, and similar uses that serve the immediately surrounding neighborhood. Heights would generally be limited to three stories, but four or five stories could be appropriate in walkable areas with pedestrian-oriented businesses.

The primary change induced by the proposed amendment is the retail component that would be permitted in the proposed Neighborhood Mixed Use category, which is not permitted in the current Office and Residential Mixed Use category. It should be noted that introducing retail uses could result in increased trip generation numbers than those projected for general office uses. Leesville Road and Old Leesville Road serve as boundaries that separate the subject block from adjacent low/moderate density residential land uses.

Proposal to Amend the Future Land Use Map

Existing Designation: Office & Residential Mixed Use



Proposed Designation: Neighborhood Mixed Use

