



Zoning Staff Report – Case CP-2(B)-11

Comprehensive Plan Amendment

Comprehensive Plan Recommendations

The proposed amendments are divided into sections: Plan text and Plan maps. Section 1 includes all proposed amendments to text. There is one citizen request to amend the text contained within the Plan. The text to be removed is shown as strikethrough and new text is shown as bold.

There are seven alterations to the future land use map. Three of these alterations are the result of recently adopted planning studies. Three are citizen initiated requests. One is the result of further research performed by staff. Staff also suggests alterations to other supporting maps contained within the Plan.

A map accompanies each map request in Section 2 and 3. The maps show the existing conditions, with an explanation detailing the request. Comparative maps will accompany the staff presentation.

Section 1—Future Land Use Map

The following proposed edits would modify the future land use map contained within the Plan. Each request is analyzed below. A map of the existing conditions is shown under each request. All of the subject properties are shown in grey.

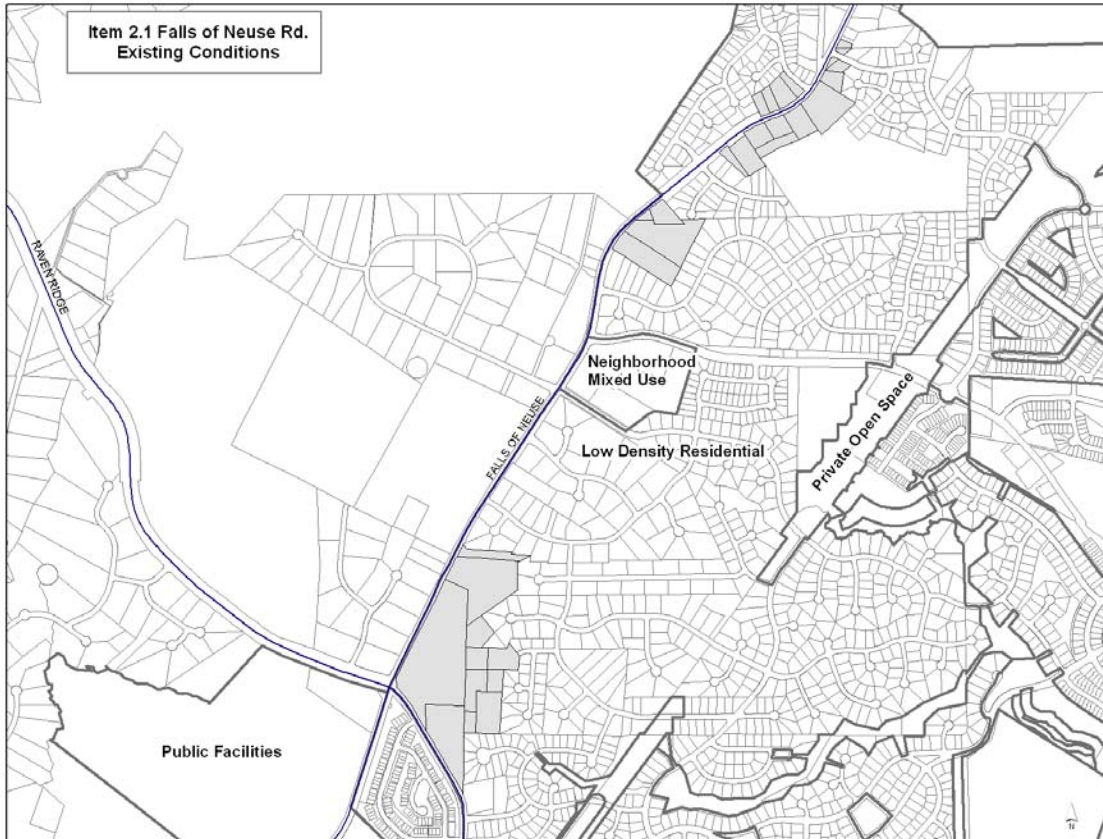
Item 2.1: Future Land Use Map – Falls of Neuse & I-540

This amendment would designate properties along the east side of Falls of Neuse consistent with guidance contained in the Falls of Neuse corridor area plan.

The subject properties are all located on the east side of Falls of Neuse Road. The area is currently designated low density residential. The Falls of Neuse Corridor Plan contained within the Comprehensive Plan specifies that certain properties should be located in a “Proposed Corridor Transition Area.” The area plan does not provide a definition for these transition areas; however, the 1989 version of the area plan specifies that these areas are appropriate for office and medium density residential mixed use. The compatible designation would be Office & Residential Mixed Use.

The properties are currently zoned R-4, except one that was recently rezoned to O&I-1 Conditional Use. The properties are mostly developed with single family structures, although a few are vacant. One property is developed as a residential institution. A large majority of the surrounding area is developed with single family residences. All of the subject parcels front on Falls of Neuse, which is classified as a Thoroughfare.

Designating these parcels Office & Residential Mixed Use would be consistent with the guidance contained within the Falls of Neuse Corridor Plan.



Item 2.2: Future Land Use Map – Macaw Street

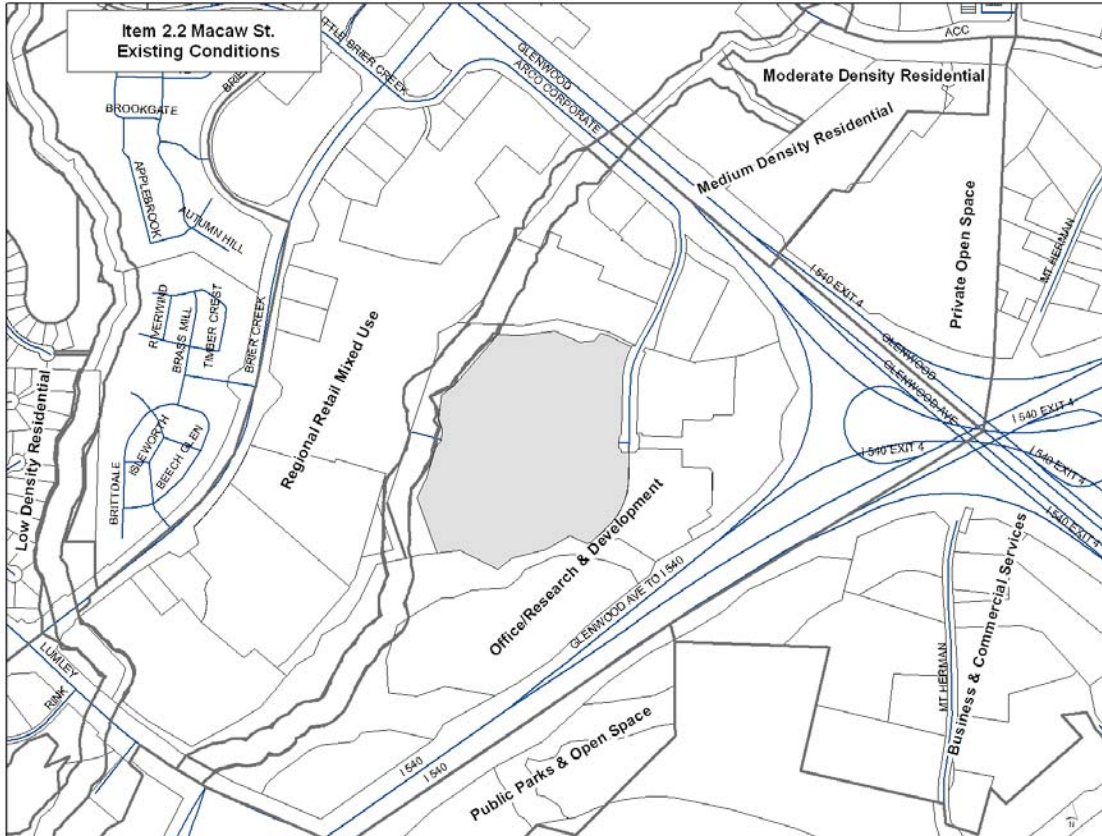
This amendment would change the designation on a property from Office/research and Development and Public Parks and Open Space to Regional Mixed Use and Public Parks and Open Space.

The subject property is currently designated Office/Research and Development. There is some Public Parks and Open Space located on the western edge of the property that corresponds with a greenway. The ORD category envisions primarily office uses as an appropriate use. The request is to designate the parcel as Regional Mixed Use, consistent with the shopping area to the west. The Public Parks and Open Space would remain.

The subject property is currently vacant and zoned Thoroughfare District Conditional Use with Airport Overlay District and Planned Development Overlay. The majority of the properties to the west are developed with retail in the Brier Creek shopping center. These properties are currently zoned Thoroughfare District Conditional Use, and contain a large amount of retail uses. The properties to the north and east are zoned Thoroughfare District Conditional Use and are

developed with office uses and hotels. A greenway exists on the west side of the subject property. The site is served by Macaw Street via Arco Corporate Drive. Macaw Street provides access into the shopping center to the west.

The Regional Mixed Use category envisions large scale retail uses, high density housing, hotels and offices. The applicant has indicated that the contour lines that dictate the location of the Airport Overlay District have changed. The primary purpose for the Airport Overlay District is to restrict activities that would be incompatible with the airport. The major restriction is to residential dwellings. Residential and Retail uses are envisioned in Regional Mixed Use category.



Item 2.3: Future Land Use Map – Hillcrest Neighborhood

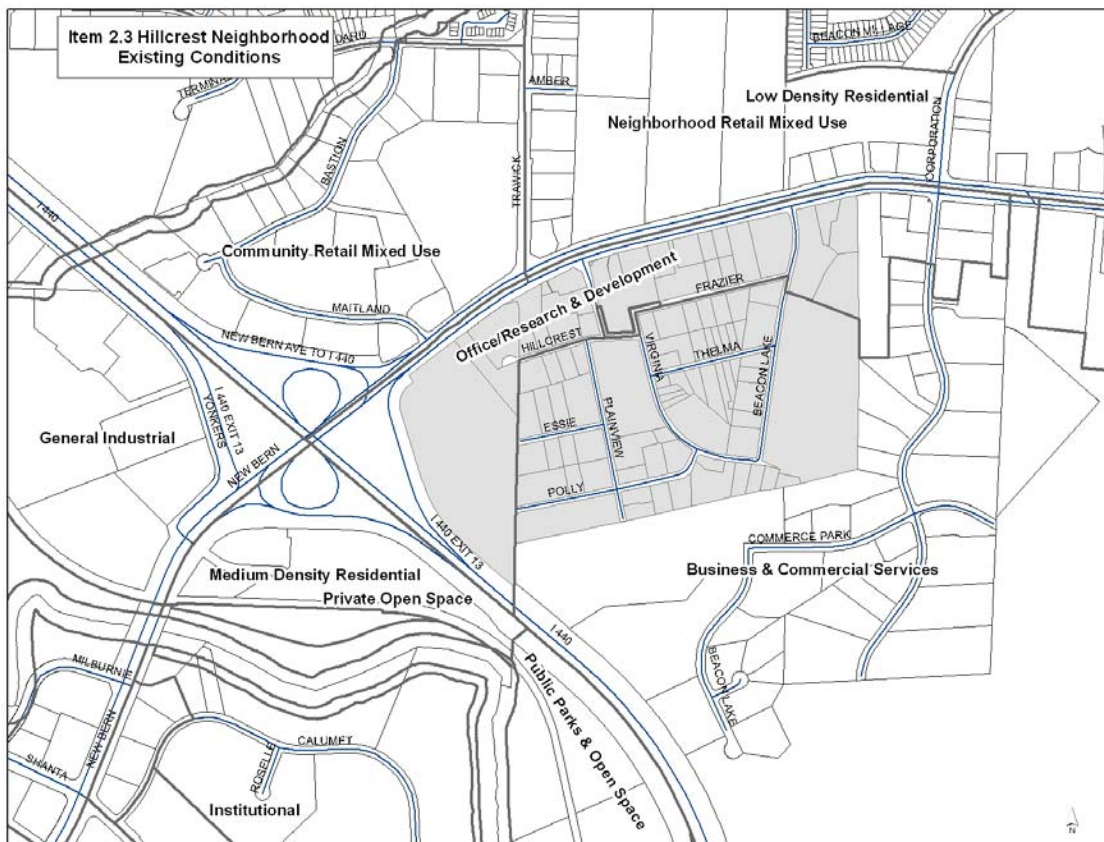
This amendment would alter the designation for the neighborhood south of New Bern Avenue and east of I-440. The designations would be consistent with the recent planning study endorsed by City Council.

The single family neighborhood south of New Bern Avenue and east of I-440 was the recent subject of a planning study. This study was endorsed by the City Council in early 2011. The core of the neighborhood is currently designated business/commercial services. The amendment would designate the core as low density residential. The edges would be designated Office & Residential Mixed Use, with the frontage along New Bern shown as Community Mixed Use.

The core of the neighborhood is mostly developed with residential uses. The large tracts of land on the edges are vacant; a large religious institution is located in the center of the neighborhood. The frontage along New Bern Avenue is developed with highway retail, office uses and hotels.

The low density residential designation would be consistent with the built environment of the core of the neighborhood. The existing Business/Commercial Services designation does not envision residential uses. The existing zoning does not permit residential uses. The properties were rezoned in the early 1990's to Industrial-1 Conditional Use as a way to entice non-residential development. The small lot pattern and lack of paved streets have proved this type of development difficult.

The Planning Study recommends that the frontage lots on New Bern Avenue be designated as Community Mixed Use, a category consistent with the existing use pattern. The large undeveloped tracts of land would be designated Office & Residential Mixed Use. The low density residential designation would be consistent with policy *LU 8.5 – Conservation of Single Family Neighborhoods*.



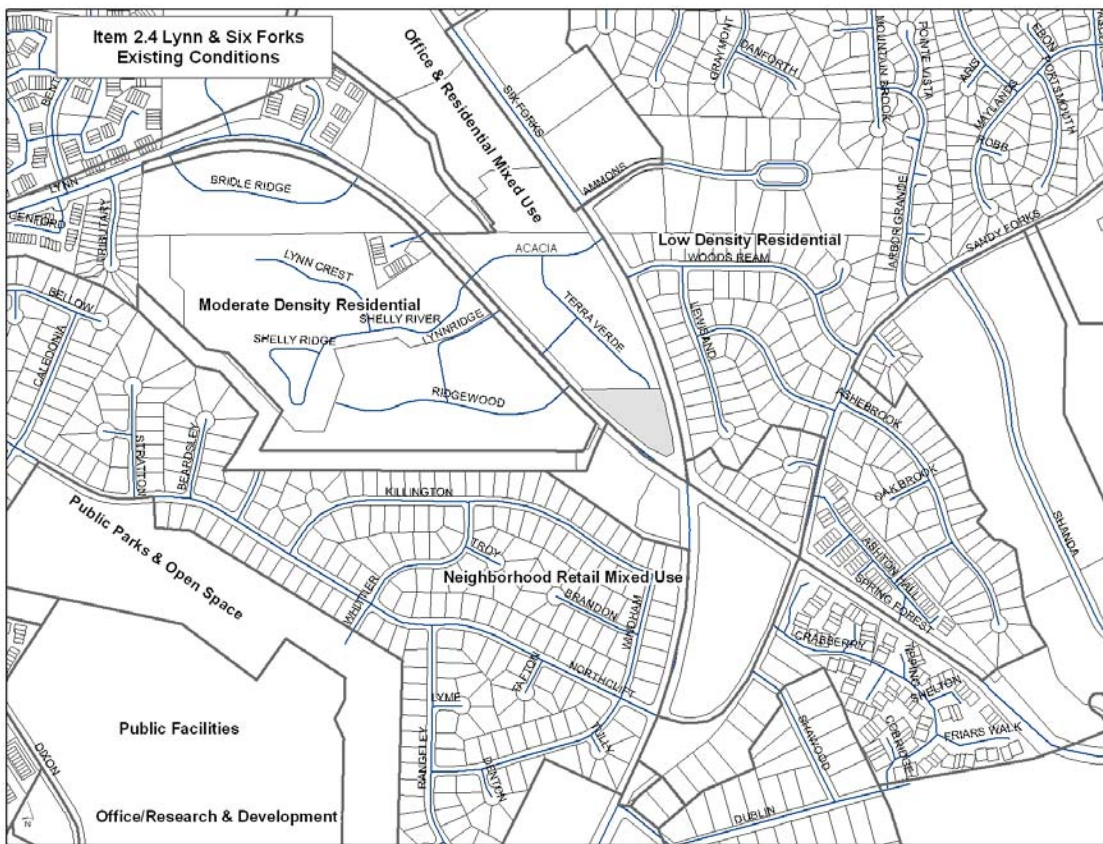
Item 2.4 Future Land Use Map – Lynn Road and Six Forks Road

This amendment would alter the designation of the northwest corner of Lynn and Six Forks from Office & Residential Mixed Use to Neighborhood Mixed Use.

This property is currently designated as Office & Residential Mixed Use, consistent with the rest of the properties on the west side of Six Forks north of Lynn Road. The request is to designate the property as Neighborhood Mixed Use, consistent with the property on the south side of Lynn Road.

The subject parcel is located at the northwest corner of Lynn Road and Six Forks Road. The property is currently zoned O&I-1 Conditional Use and is developed with a single-story office building. The property directly north, also zoned O&I-1 CUD, is developed with multi-family apartments. The parcels on the south side of Lynn Road are zoned Neighborhood Business CUD and Shopping Center CUD and contain a drug store and a nursery.

The Neighborhood Mixed Use category would introduce retail uses on the north side of Lynn Road.



Item 2.6: Future Land Use Map – West Morgan Street

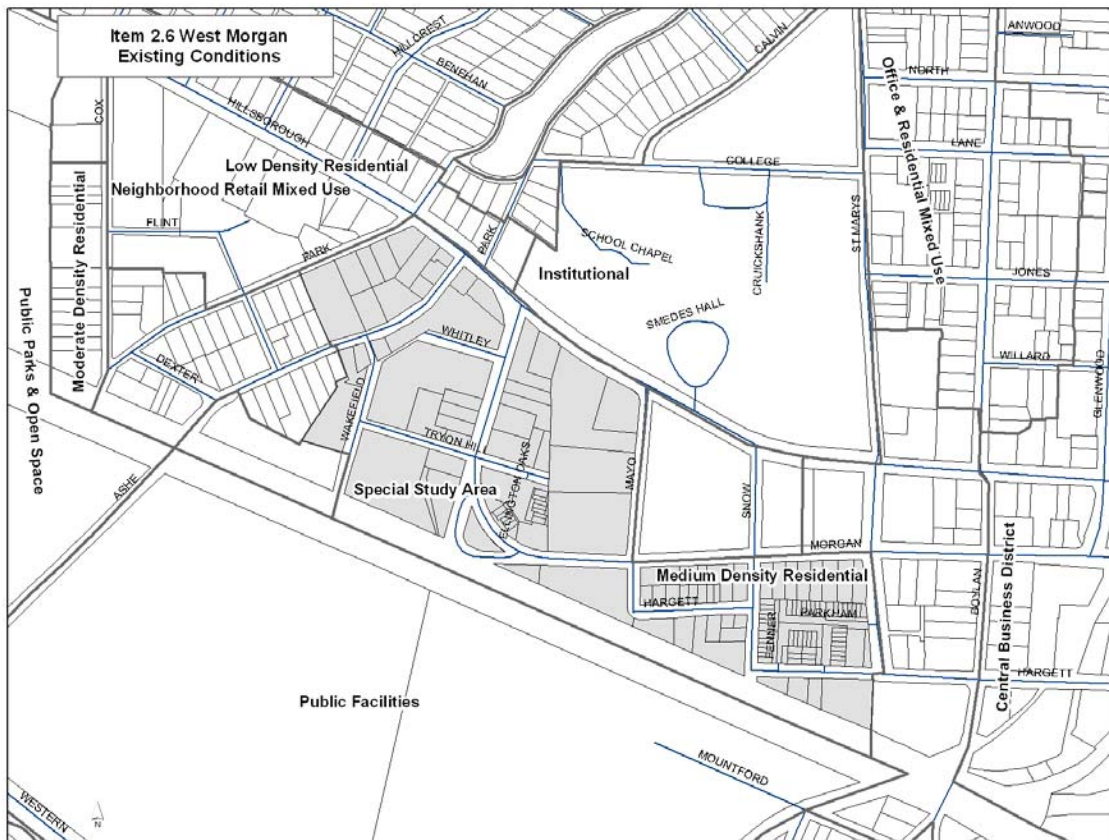
This amendment would alter the designation for the properties located south of Hillsborough Street at West Morgan Street. The amendments are consistent with the recently adopted West Morgan Small Area Plan.

The properties are currently shown as “white space” on the future land use map. A recently adopted small area plan provides guidance for the area. The amendments would be consistent with the recommendations contained within the small area plan.

The area currently contains a mix of multi-family residential, office uses and vacant industrial buildings, with a few single family residences scattered throughout. A site plan was recently approved for multi-family residential on the western end of this area.

The West Morgan Study recommends that the properties along West Morgan Street be designated Office & Residential Mixed Use. The existing uses would be consistent with this designation. The north and east side of West Morgan Street would be designated Neighborhood Mixed Use. The existing apartments that front on Mayo Street would be designated Medium Density Residential; a residential category that envisions between 14 and 28 dwelling units per acre. The existing development falls within this range.

The west side of Morgan Street would be designated Community Mixed Use; a category that envisions residential and retail uses. The residential density in this category could be as high as 70 units per acre, provided proximity to transit. The extreme western edge of the study area would be designated Medium Density Residential to serve as a buffer to the adjacent neighborhood.



Item 2.7: Future Land Use Map – Glenwood Avenue & Oberlin Road

The request is an amendment to a parcel on Glenwood Avenue at the terminus of Oberlin Road. The parcel is designated Moderate Density Residential; a category that envisions residential densities of between 6 and 14 units per acre. The request is to designate the property as Medium Density Residential, which envisions densities as high as 28 dwelling units per acre.

The property is currently developed with a three-story apartment building with 28 units on almost five acres. The property is adjacent to a mid-rise office building to the west and single family homes to the east. A golf course is located directly to the north. The property fronts on Glenwood Avenue.

The Medium Density Designation would be the only instance of that designation in the immediate area.

