



## Certified Recommendation of the City of Raleigh Planning Commission

**Case File:** Z-20-09 Conditional Use; Falls of Neuse Rd. and Honeycutt Rd.

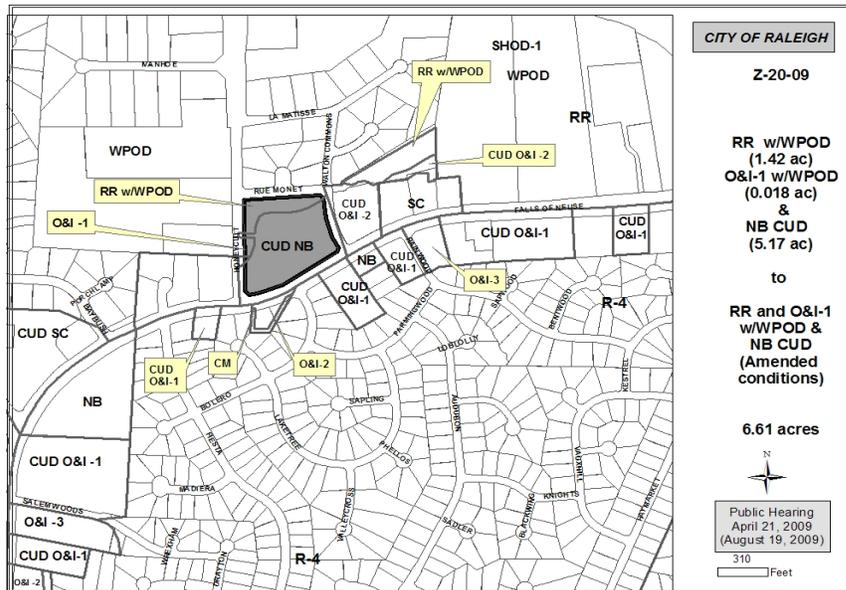
**General Location:** This site is located on the north side of Falls of Neuse Road, NE of its intersection with Honeycutt Road.

**Request:** Petition for Rezoning from Rural Residential with Watershed Protection Overlay District, Office and Institution-1 with Watershed Protection Overlay and Neighborhood Business Conditional Use to Rural Residential with Watershed Protection Overlay District, Office and Institution-1 with Watershed Protection Overlay and Neighborhood Business Conditional Use with revised conditions.

**Comprehensive Plan Consistency:** This request is consistent with the Comprehensive Plan.

**Valid Protest Petition (VSPP):** NO

**Recommendation:** The Planning Commission finds that the proposed rezoning is consistent with the Comprehensive Plan and that this request be approved in accordance with conditions dated December 19<sup>th</sup>, 2008.







## Zoning Staff Report: Z-20-09 Conditional Use

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**LOCATION:** This site is located on the north side of Falls of Neuse Road, NE of its intersection with Honeycutt Road.

**AREA OF REQUEST:** 6.61 acres

**PROPERTY OWNER:** Lafayette SC, LLC

**CONTACT PERSON:** Tom Worth 831-1125  
Isabel Mattox 828-7171

**PLANNING COMMISSION  
RECOMMENDATION**

**DEADLINE:** *August 19, 2009*

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**ZONING: Current Zoning**

Rural Residential, Office and Institution-1 and Neighborhood Business Conditional Use

**Current Overlay District**

Watershed Protection Overlay

**Proposed Zoning**

Rural Residential, Office and Institution-1 and Neighborhood Business Conditional Use (revised conditions)

**Proposed Overlay District**

Watershed Protection Overlay

**ALLOWABLE  
DWELLING UNITS:**

**Current Zoning**

Rural Residential  
1 dwelling unit  
Office and Institution-1  
Dwelling units not permitted.  
NB CUD  
52 dwelling units (second floor-per conditions)

**Proposed Zoning**

Rural Residential  
1 dwelling unit  
Office and Institution-1  
Dwelling units not permitted.  
NB CUD  
52 dwelling units (second floor-per conditions)

**ALLOWABLE OFFICE  
SQUARE FOOTAGE:**

**Current Zoning**

Rural Residential  
Office uses not permitted.  
Office and Institution-1  
588 sq. ft. (0.75 FAR)  
NB CUD  
15,000 sq. ft. floor area gross (per conditions)

**Proposed Zoning**

Rural Residential  
Office uses not permitted.  
Office and Institution-1  
588 sq. ft. (0.75 FAR)  
NB CUD  
15,000 sq. ft. floor area gross (per conditions)

**ALLOWABLE RETAIL  
SQUARE FOOTAGE:**

**Current Zoning**

Rural Residential  
Retail not permitted.  
Office and Institution-1  
Retail not permitted.  
NB CUD  
Single retail establishment no greater than 7500 sq. ft. overall retail limited to 58,000 sq. ft.

**Proposed Zoning**

Rural Residential  
Retail not permitted.  
Office and Institution-1  
Retail not permitted.  
NB CUD  
Single retail establishment no greater than 7500 sq. ft. overall retail limited to 66,000 sq. ft.

**ALLOWABLE  
GROUND SIGNS:**

**Current Zoning**

Rural Residential  
Tract ID Sign  
Office and Institution-1  
Low Profile  
NB CUD  
Low profile (per conditions)

**Proposed Zoning**

Rural Residential  
Tract ID Sign  
Office and Institution-1  
Low Profile  
NB CUD  
Low profile (per conditions)

**ZONING HISTORY:**

This property has been zoned Neighborhood Business Conditional Use Since 2002 (Z-36-02) The remainder of the site zoned Rural Residential and Office and Institution-1 with Watershed Protection Overlay has been in place since the property was brought into the City jurisdiction. The existing conditions on this site will remain unchanged with the exception of Condition #21 which increases overall retail from 58,000 to 66,000 sq. ft. Condition #10 relating to pedestrian access has also been omitted from the current case.

**SURROUNDING  
ZONING:**

NORTH: Rural Residential with Watershed Protection Overlay  
SOUTH: Residential-4, Office and Institution-1, Office and Institution-2,  
Conservation Management  
EAST: Office and Institution-2 Conditional Use  
WEST: Office and Institution-1, Shopping Center, Rural Residential with WPOD

**LAND USE:** Under construction for mixed use center

**SURROUNDING**

**LAND USE:** NORTH: Residential  
SOUTH: Office, Residential  
EAST: Office  
WEST: Retail, Residential

**DESIGNATED HISTORIC RESOURCES:** This site does not contain any historical landmarks and is not within a historic district.

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**EXHIBIT C AND D ANALYSIS:**

**COMPREHENSIVE  
PLAN SUMMARY**

**TABLE:** In addition to the various systems plans (i.e. Transportation Plan, Parks and Recreation Plan, etc.) that are part of the City's adopted Comprehensive Plan the

following table summarizes the other comprehensive plan elements that have been adopted by the City Council.

Element	Application to case
Planning District	North
Urban Form	Rural Residential
Specific Area Plan	I-540 Falls SAP, Falls Lake WP
Guidelines	N/A

**1. Consistency of the proposed rezoning with the Comprehensive Plan and any applicable City-adopted plan(s).**

This site is located in the North Planning District in an area designated as being appropriate for Rural Residential development. The site is also located in the I-540 Falls of Neuse Small Area Plan which recommends this site for Mixed Use, Retail, Office and Residential. The proposal is consistent with the Comprehensive Plan. However, it should be noted that this will increase the overall retail allocation approved with the previous Comprehensive Plan Amendment in 2002.

**2. Compatibility of the proposed rezoning with the property and surrounding area.**

Applicant states that the confluence of major roadways, surrounding office and residential uses and transit support make the subject property an ideal location for the neighborhood and pedestrian oriented mixed use development now under construction upon the property.

Staff agrees with the assessment provided by the applicant. There are a variety of land uses surrounding the subject property which would support such development. This site is already conditioned to have no more than 58,000 square feet of retail. This proposal would further increase this amount of allowable retail square footage by 8,000 square feet. However the addition of overall retail square footage exceeds the retail allocation approved with the previous rezoning and Comprehensive Plan Amendment. Nearby retail developments are both residential retail areas which recommend no more than 25,000 sq. ft. of retail.

**3. Public benefits of the proposed rezoning**

Applicant states that the subject property is already under development as a mixed use center. A slight increase in retail space will permit the project to offer more goods and services in a pedestrian friendly environment and will make the center more economically viable without negative impacts to the area.

Staff disagrees with this assessment. The zoning conditions for this site already permit up to 58,000 sq. ft. of retail. There is little public benefit in increasing the retail allocation by 8,000 sq. ft.

**4. Detriments of the proposed rezoning**

There are no known detriments associated with this request.

**5. The impact on public services, facilities, infrastructure, fire and safety, parks and recreation, etc.**

**TRANSPORTATION:** Falls of Neuse Road is classified as a secondary arterial (2007 ADT - 34,000 vpd) and exists as a five-lane curb and gutter section on varying right-of-way with sidewalks on both sides. City standards call for Falls of Neuse Road to provide an 89-foot back-to-back curb and gutter section on 110 feet of right-of-way with sidewalks on both sides. Honeycutt Road is classified as a minor thoroughfare (2007 ADT - 5,500 vpd) and exists as a two-lane shoulder section on varying

right-of-way. City standards call for Honeycutt Road to provide a 53-foot back-to-back curb and gutter section on 80-feet of right-of-way with sidewalks on both sides. Both Rue Monet Drive and Walton Commons Drive are classified as collector streets and constructed to City standards with 41-foot back-to-back curb and gutter sections on 60-feet of right-of-way with sidewalks on both sides. Neither NCDOT nor the City have any projects currently scheduled in the vicinity of this case.

**TRANSIT:** Zoning conditions associated with this proposal provide for a 20' by 15' transit easement with shelter

**HYDROLOGY:** FLOODPLAIN: no FEMA  
DRAINAGE BASIN: Perry  
STORMWATER MANAGEMENT: Part 10 Chapter 9 Stormwater Regulations would apply.

**PUBLIC UTILITIES:**

	Maximum Demand on Current Zoning	Maximum Demand on Proposed Zoning
Water	Approx. <u>36,313</u> gpd	Approx. <u>36,313</u> gpd
Waste Water	Approx. <u>36,313</u> gpd	Approx. <u>36,313</u> gpd

The proposed rezoning would not impact the wastewater or water treatment systems of the City. There are existing sanitary sewer and water mains in place which could serve the rezoning site.

**PARKS AND**

**RECREATION:** This property is not adjacent to any greenway corridors. There are no park search areas identified in the area.

**WAKE COUNTY**

**PUBLIC SCHOOLS:** There would be no increase in residential density associated with this request; therefore there would be no additional impact on Wake County Public Schools.

**IMPACTS SUMMARY:** There would be very little infrastructure impact associated with this request.

**OPTIONAL ITEMS OF DISCUSSION**

1. **An error by the City Council in establishing the current zoning classification of the property.**

*N/A*

2. **How circumstances (land use and future development plans) have so changed since the property was last zoned that its current zoning classification could not be properly applied to it now were it being zoned for the first time.**

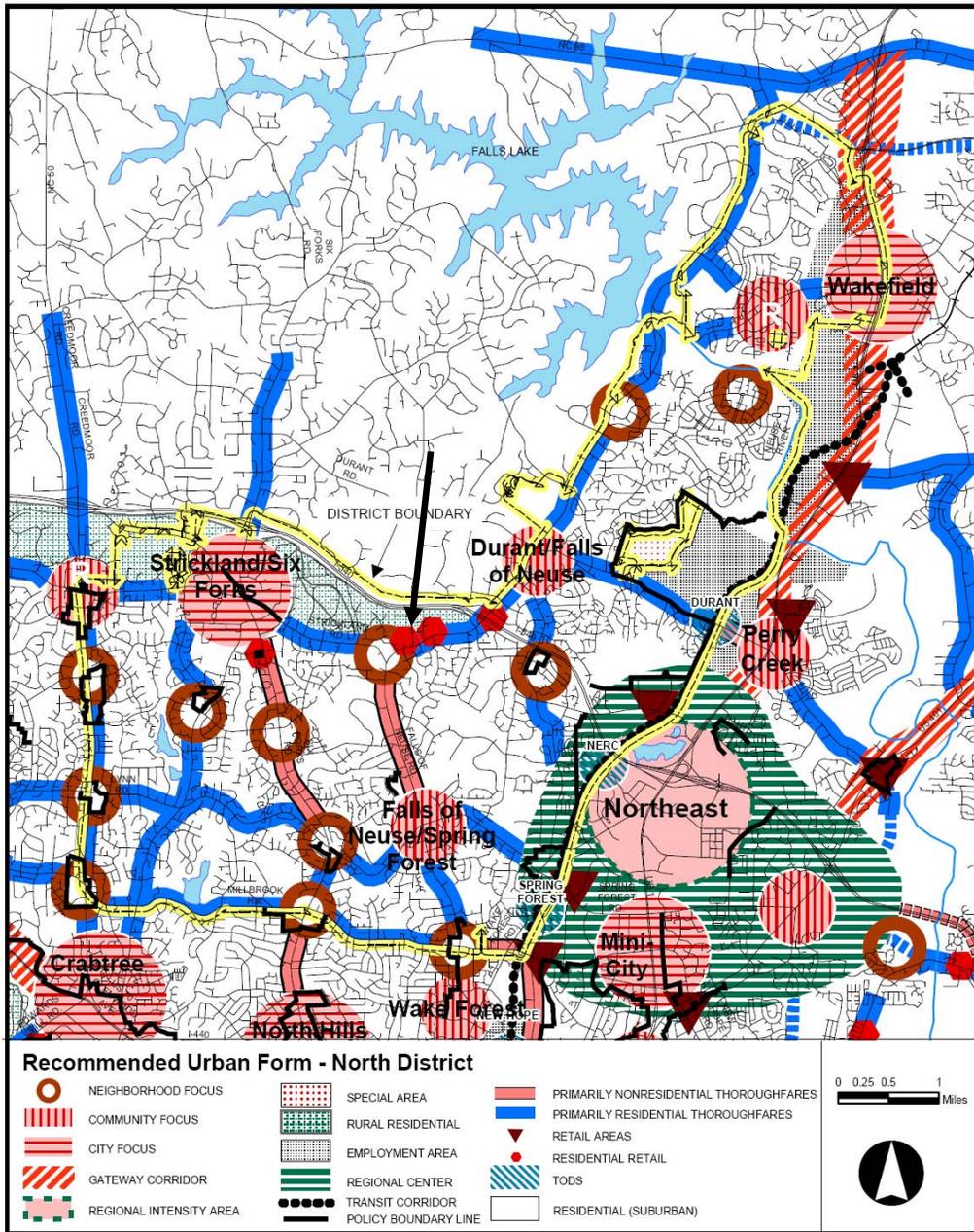
Applicant states that the request does not propose a modification of the zoning classification, only a slight increase in retail allocation.

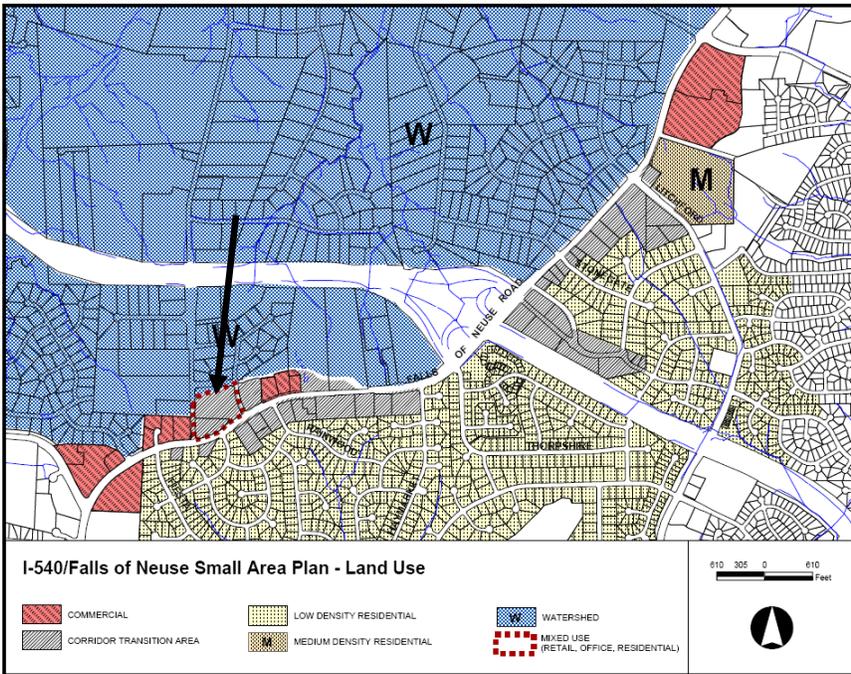
**APPEARANCE**

**COMMISSION:** This request is not subject to Appearance Commission review.

**CITIZENS'**

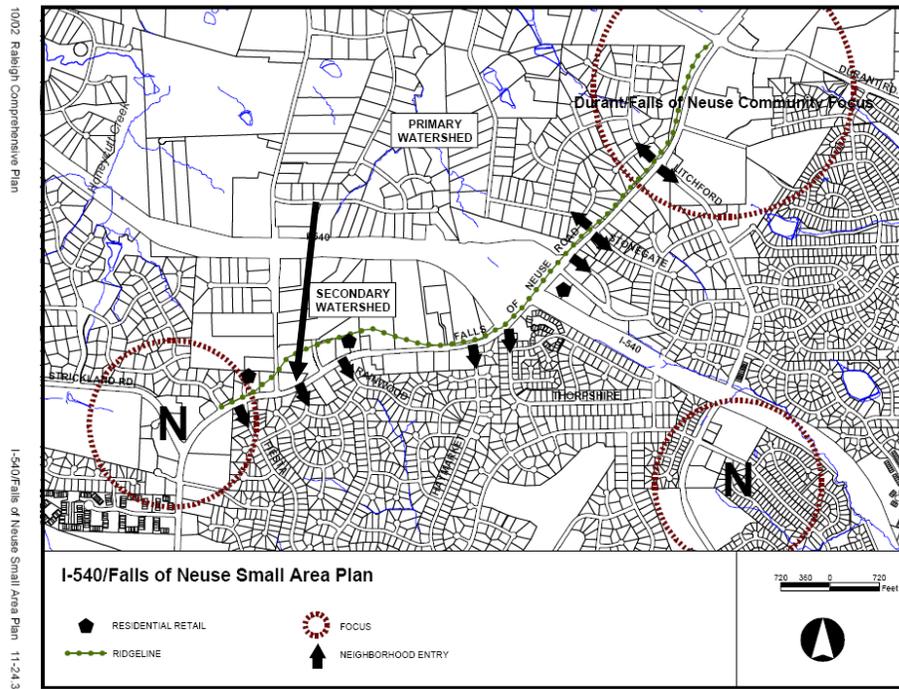
**ADVISORY COUNCIL:** DISTRICT: North  
CAC CONTACT PERSON: Tom Slater 846-0584





Raleigh Comprehensive Plan 1002  
I-540/Falls of Neuse Small Area Plan 11-24.4

**Comment [CU1]:** Please mark the property on these maps.



1002 Raleigh Comprehensive Plan

I-540/Falls of Neuse Small Area Plan 11-24.3

1002 Raleigh Comprehensive Plan

Falls Lake Watershed Plan 10-1-3

