



# Certified Recommendation of the City of Raleigh Planning Commission

**Case File: Z-28-09 General Use; Poole Road**

**General Location:** South side of Poole Road, southeast of its intersection with I-440

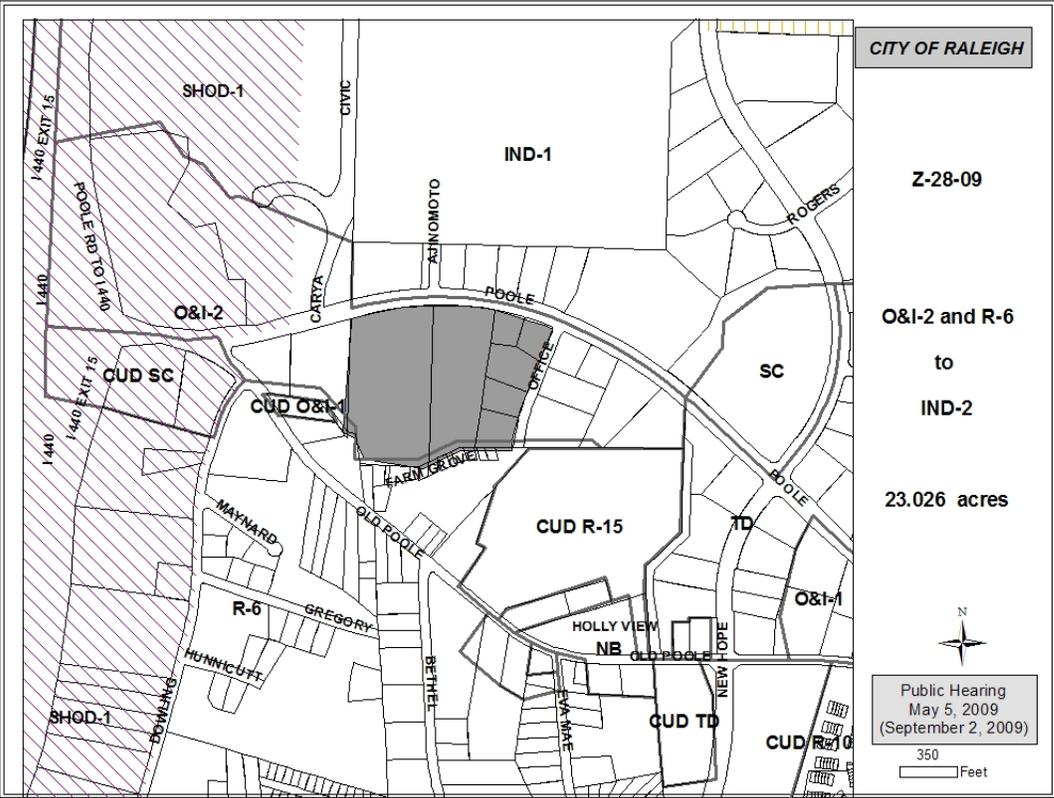
**Planning District / CAC:** Southeast / Southeast

**Request:** Petition for Rezoning from **Office & Institution-2 and Residential-6 to Industrial-2 General Use.**

**Comprehensive Plan Consistency:** The request is consistent with the Comprehensive Plan

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

**Recommendation:** The Planning Commission finds that this request is consistent with the Comprehensive Plan and recommends that this request be approved.



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**CASE FILE: Z-28-09 General Use**

**LOCATION:** This site is located on the south side of Poole Road, southeast of its intersection with I-440

**REQUEST:** This request is to rezone approximately 23.026 acres, currently zoned Office & Institution-2 and Residential-6. The proposal is to rezone the property to Industrial-2 General use.

**COMPREHENSIVE PLAN CONSISTENCY:** The request is consistent with the Comprehensive Plan

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**RECOMMENDATION:** The Planning Commission finds that this request is consistent with the Comprehensive Plan and recommends that this request be approved.

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**FINDINGS AND REASONS:**

- (1) That the subject request is consistent with the Comprehensive Plan in that, it is located in the Southeast Planning District and within a designated employment area where a mix of office, manufacturing, industrial, warehousing & distribution, and service jobs basic to the city's economy are encouraged; That the proposed industrial zoning would permit such uses.
- (2) That the proposed zoning category is compatible with the existing zoning and uses in the area, which is predominantly a mix of industrial and office uses.
- (3) That the residential properties along the southern edge will be protected by the transitional protective yard requirements of the City's Landscape Ordinance; a minimum 40 foot vegetated buffer is required between high impact uses and residential uses.
- (4) That one of the allowable uses in this zoning district renders significant public benefit since it is primarily targeted to acquire Federal stimulus monies towards building larger transit operations facility, a service that would benefit all the residents of the community and support local and regional transit services.
- (5) That for the above mentioned reasons; the subject request appears to be reasonable and in serving the larger public interest. That for the stated reasons, the Commission recommends approval of the subject rezoning request.

**ADDITIONAL NOTE:** The Commission recommends that the City Council evaluate citizens input prior to taking action, given that the case had minimal public involvement at the time PC voted on this case. A public design charrette and CAC votes were pending.

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**To PC:** 5/12/09

**Case History:**

**To CC:** 5/19/09

**City Council Status:** \_\_\_\_\_

**Staff Coordinator:** Dhanya Sandeep

**Motion:** Mullins  
**Second:** Gaylord  
**In Favor:** Fleming, Gaylord, Haq, Harris Edmisten, Holt, Mullins, Vance  
**Opposed:** Bartholomew, Butler, Smith  
**Excused:** Chambliss

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

**Signatures:** (Planning Dir.) (PC Chair)

\_\_\_\_\_  
date: \_\_\_\_\_

\_\_\_\_\_  
date: 5/13/09



## Zoning Staff Report: Z-28-09 General Use

**LOCATION:** This site is located on the south side of Poole Road, southeast of its intersection with I-440

**AREA OF REQUEST:** 23.026 acres

**PROPERTY OWNER:** City of Raleigh

**CONTACT PERSON:** Aaron Hair, 996-4046  
David Eatman, 996-4040

**PLANNING COMMISSION RECOMMENDATION DEADLINE:** September 2, 2009

<b>ZONING:</b>	<b><u>Current Zoning</u></b>	<b><u>Proposed Zoning</u></b>
	Office & Institution-2 & Residential-6 (1.4 Acres)	Industrial-2
	<b><u>Current Overlay District</u></b>	<b><u>Proposed Overlay District</u></b>
	None	None
<b>ALLOWABLE DWELLING UNITS:</b>	<b><u>Current Zoning</u></b>	<b><u>Proposed Zoning</u></b>
	O&I-2 (21.62 Acres) w / Staff approval: 324 DU w / PC approval: 864 DU	None
	Residential-6: 5 DU	
<b>ALLOWABLE OFFICE SQUARE FOOTAGE:</b>	<b><u>Current Zoning</u></b>	<b><u>Proposed Zoning</u></b>
	1,003,012.5 sq. ft. (1 F.A.R.)	No maximum
<b>ALLOWABLE RETAIL SQUARE FOOTAGE:</b>	<b><u>Current Zoning</u></b>	<b><u>Proposed Zoning</u></b>
	Limited (max of 10%) in association with office building exceeding 30,000 square feet	No maximum
<b>ALLOWABLE GROUND SIGNS:</b>	<b><u>Current Zoning</u></b>	<b><u>Proposed Zoning</u></b>
	Low Profile	High Profile

**ZONING HISTORY:** This property has been zoned Office & Institution-2 for several years. A 50 foot strip of Residential-6 zoning along the southern edge was maintained to provide appropriate transition to the surrounding residential uses. A petition to recombine the subject parcels into one large tract is currently under review by City staff.

**SURROUNDING ZONING:**  
NORTH: Industrial-1  
SOUTH: Residential-6  
EAST: Office & Institution-2  
WEST: Office & Institution-2

**LAND USE:** Undeveloped

**SURROUNDING LAND USE:**  
NORTH: Industrial  
SOUTH: Residential, Church  
EAST: Offices  
WEST: Offices

**DESIGNATED HISTORIC RESOURCES:** None

**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	Southeast
Urban Form	Employment Area
Specific Area Plan	NA
Guidelines	NA

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

The subject properties are located in the Southeast Planning District and also within a designated employment area. Employment areas are intended to accommodate many of the office, manufacturing, industrial, warehousing and distribution and service jobs basic to the city's economy. The proposed request to rezone the properties from Office & Institution-2 & Residential-6 to Industrial-2 would permit a mix of office, industrial and retail uses, all of which are permitted within employment areas. Therefore, the subject request is consistent with the land use recommendations of the Comprehensive Plan.

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

The properties are located in an area surrounded predominantly by office and industrial uses. To the north across from Poole Road, are properties zoned Industrial-1, which remain vacant and/ or have

been developed for office and industrial uses. To the east and west are more Office & Institution-2 zoning, some of which remain vacant. On the property to the immediate west, an office building for State Employees Credit Union was approved for construction (SP-14-07). Diagonally across to the northwest, is the Historic Oak View County Park with a library and office buildings. Along the southern edge of the subject properties, there is a 50 foot strip of Residential-6 zoning that was preserved to provide buffer to the surrounding residential properties. The proposed rezoning would remove this buffer strip; however, based on the existing landscape ordinance, a 40 foot landscaped buffer will be required along the southern edge. The proposed Industrial -2 district is similar in intensity to Industrial-1. The major difference between the two districts is that the I-2 District allows a zero-foot setback from all property lines.

### 3. Public benefits of the proposed rezoning

The applicant notes that the rezoning will allow Capital Area Transit to replace the existing operations facility, build a facility for 200 buses that will house 200 employees and include administrative offices. This site will allow Capital Area Transit to expand its operations and provide higher level of bus service for the citizens of Raleigh. The Industrial-2 classification would allow greater pedestrian access to the facility since the set back regulations are less stringent. The primary tree conservation area will be located along the southern edge of the properties thus creating a natural buffer between the facility and the residential zoning to the south. The Industrial-2 classification will allow the City of Raleigh to provide an aesthetically pleasing facility that will be mutually beneficial to the surrounding area as well as the citizens of Raleigh as a whole.

Staff concurs with the applicant's justification, in that the subject request appears to be consistent and compatible. The current CAT facility is very dated and undersized to accommodate anticipated expansion of the bus fleet. The proposed project will support the provision of fixed route transit services throughout the City of Raleigh and the Capital Area Metropolitan Planning Organizations planning area.

While the specific end use has been identified by the petitioner, it is important to note that the request is for a general use case. The rezoning to Industrial-2 will provide for the full range of uses specified for that zone district. The rezoning will remove the potential for residential uses in this designated employment area.

### 4. Detriments of the proposed rezoning

There are no perceived detriments associated with this case.

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

**TRANSPORTATION:** Poole Road is classified as a secondary arterial thoroughfare (2007 ADT - 29,000 vpd) and exists as 4-lane median divided roadway with a curb and gutter section and sidewalks on both sides within a varying 100-115-foot right-of-way. City standards call for Poole Road to be constructed as a six-lane facility within a minimum 110-foot right-of-way. Office Way is classified as a commercial street and exists as 2-lane road with a 36-foot soft-shoulder cross-section within a 60-foot right-of-way. City standards call for Office Way to be constructed as a 41-foot back-to-back curb and gutter section with sidewalk on a minimum of one side within the existing right-of-way. Neither NCDOT nor the City have any project scheduled in the vicinity of this case.

**TRANSIT:** Not applicable.

**HYDROLOGY:** FLOODPLAIN: Alluvial Soils  
DRAINAGE BASIN: Crabtree  
STORMWATER MANAGEMENT: Site is subject to Part 10, Chapter 9 Stormwater Regulations. There appears to be a Neuse Riparian Buffer present on site.

**PUBLIC UTILITIES:**

	Maximum Demand on Current Zoning	Maximum Demand on Proposed Zoning
Water	Approx. <u>185,591</u> gpd	Approx. <u>172,695</u> gpd
Waste Water	Approx. <u>185,591</u> gpd	Approx. <u>172,695</u> gpd

The proposed rezoning would not impact the wastewater and water treatment systems of the City of Raleigh. There are existing sanitary sewer and water mains adjacent to the rezoning site that could be utilized for connection to the City's utilities. The petitioner would be required to extend all mains required for the internal site utilities.

**PARKS AND RECREATION:**

This property is not adjacent to a greenway corridor. There is no change in the park level of service since residential units are not allowed in this zoning district.

**WAKE COUNTY PUBLIC SCHOOLS:**

No impacts as residential uses are not permitted in the proposed zoning district.

**IMPACTS SUMMARY:**

No major impacts associated with this request.

**OPTIONAL ITEMS OF DISCUSSION**

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

NA

- 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 properly be applied to it now were it being zoned for the first time.**

The applicant indicates that the proposed rezoning would facilitate the construction of a new Operations facility. Capital Area Transit (CAT) is currently operating from a facility that is beyond its useful life as defined by the Federal Transit Administration. With the continued implementation of the Capital Area Transit adopted five year transit plan and with a new 2025 planning initiative that began in the fall of 2008, a new and expanded facility is needed to support current and future growth of transit services in the region. The dramatic fuel price increases that occurred in early calendar year 2008 have increased CAT's ridership substantially. CAT recorded a 17% increase in ridership in June and a 25% increase in July of 2008 as compared to the same months in 2007. CAT currently utilizes an operations and maintenance facility situated on approximately 4 acres. The existing facility is over 30 years old and was originally built to support a fleet of 50 buses; this facility currently houses over 90 buses and support vehicles. The new facility has been strategically located in order to support local and regional transit services. This project is programmed in the North Carolina Department of Transportation's State Transportation Improvement Program and the City of Raleigh's Capital Improvement Program.

**APPEARANCE COMMISSION:**

This request is not subject to Appearance Commission review.

**CITIZENS'  
ADVISORY COUNCIL:** DISTRICT: Southeast  
CAC CONTACT PERSON: Bill Lynn, 231-8153  
Tony Bethea, 747-9522  
Craig Smith, 231-6874

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**SUMMARY OF ISSUES:**

**COMPREHENSIVE PLAN / COMPATIBILITY / ADVERSE IMPACTS:**

The request is consistent with the Comprehensive Plan.

**1. Outstanding issues**

*None*

