



Certified Recommendation of the City of Raleigh Planning Commission

Case File: Z-24-09 Conditional Use; Trinity Rd.

General Location: This site is located on the North side of Trinity Road, NW of its intersection with Blue Ridge Road.

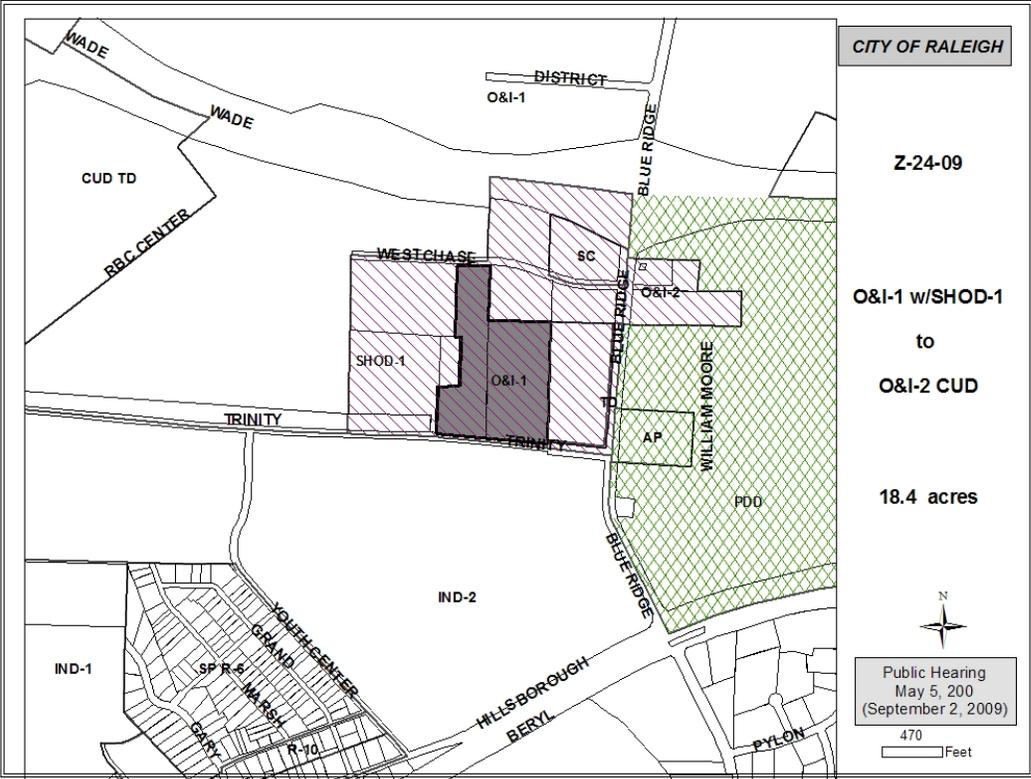
Planning District / CAC: Southwest / West

Request: Petition for Rezoning from Office and Institution-1 with Special Highway Overlay District-1 to Office and Institution-2 Conditional Use.

Comprehensive Plan Consistency: This request is inconsistent with the Comprehensive Plan.

Valid Protest Petition (VSPP): Application Deadline Date: April 30, 2009

Recommendation: The Planning Commission finds that the proposed rezoning is inconsistent with the Comprehensive Plan. However, based on the findings and reasons stated herein, that this request be approved in accordance with zoning conditions dated May 22nd, 2009.



CASE FILE: **Z-24-09 Conditional Use; Trinity Rd.**
LOCATION: This site is located on the North side of Trinity Road, NW of its intersection with Blue Ridge Road.

REQUEST: This request is to rezone approximately 18.4 acres, currently zoned Office and Institution-1 with Special Highway Overlay District-1. The proposal is to rezone the property to Office and Institution-2 Conditional Use.

COMPREHENSIVE PLAN CONSISTENCY: **This request is inconsistent with the Comprehensive Plan.**

RECOMMENDATION: **The Planning Commission finds that the proposed rezoning is inconsistent with the Comprehensive Plan. However, based on the findings and reasons stated herein, that this request be approved in accordance with zoning conditions dated May 22nd, 2009.**

- FINDINGS AND REASONS:**
- (1) The request is inconsistent with the Comprehensive Plan in part. The site is designated as being appropriate for Office/Hotel uses; therefore the ability to develop the site for residential uses would be inconsistent. However, the applicant has offered zoning conditions that would prohibit an increase in residential development above the current zoning. Therefore the proposal will not increase the current inconsistency with the Comprehensive Plan.
 - (2) The Planning Commission also finds that this request is reasonable and in the public interest. The ability to develop a hotel on this site, as well as the possibility of office/residential mixed use is appropriate and in the public interest.
 - (3) The request is consistent and compatible with surrounding land uses and development patterns. The site is in close proximity to the RBC Center, NCSU athletic facilities, and the North Carolina State Fairgrounds. A hotel and conference center would help serve the needs of the surrounding area.

To PC: 5/12/09
Case History:

To CC: 6/2/09 **City Council Status:** _____

Staff Coordinator: Stan Wingo

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

Opposed:
Excused:

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: 5/27/09



Zoning Staff Report: Z-24-09 Conditional Use

LOCATION: This site is located on the North side of Trinity Road, NW of its intersection with Blue Ridge Road.

AREA OF REQUEST: 18.4 acres

PROPERTY OWNER: Elizabeth Jane Medlin Heirs

CONTACT PERSON: Lamarr Bunn 880-8558

PLANNING COMMISSION RECOMMENDATION DEADLINE: *November 18, 2009*

ZONING: Current Zoning

Office and Institution-1

Current Overlay District

Special Highway Overlay District-1

Proposed Zoning

Office and Institution-2
Conditional Use

Proposed Overlay District

None

ALLOWABLE DWELLING UNITS:

Current Zoning

w / Staff approval: 276 units
w / PC approval: 460 units

Proposed Zoning

w / Staff approval: 276 units
w / PC approval: 460 units

ALLOWABLE OFFICE SQUARE FOOTAGE:

Current Zoning

601,128 sq. ft. (0.75 FAR)

Proposed Zoning

801,504 sq. ft. (1.0 FAR)

ALLOWABLE RETAIL SQUARE FOOTAGE:

Current Zoning

Limited Retail Uses (maximum of 10%) permitted in association with an office building exceeding 30,000 square feet.

Proposed Zoning

Limited Retail Uses (maximum of 10%) permitted in association with an office building exceeding 30,000 square feet.

ALLOWABLE GROUND SIGNS:

Current Zoning

Low Profile Sign

Proposed Zoning

Low Profile Sign

ZONING HISTORY: This property has been zoned Office and Institution-1 since being brought into the city’s jurisdiction. The Special Highway Overlay District-1 was applied in 1987.

SURROUNDING ZONING: NORTH: Office and Institution-1, Office and Institution w/SHOD-1
SOUTH: Industrial-2
EAST: Industrial-2, Office and Institution-1
WEST: Office and Institution-1 w/SHOD-1

LAND USE: Single family home, vacant land

SURROUNDING LAND USE: NORTH: Office Complex
SOUTH: Fairground Parking
EAST: Maintenance garage
WEST: Vacant land

DESIGNATED HISTORIC RESOURCES: The structure currently located on the property, The Medlin House, is designated as a Wake County historic property.

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	Southwest
Urban Form	Employment Area
Specific Area Plan	Arena SAP
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 Southwest Planning District within an area designated as being appropriate for an employment area. The site is also within the Arena Small Area Plan which recommends office and hotel uses for this site. The proposal to rezone the property to Office and Institution-2 Conditional Use is inconsistent with the Comprehensive Plan due to the ability to develop as residential. It should be noted that residential density will not be increased above current zoning based on conditions offered by the applicant.

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

Applicant states that the proposed zoning would be compatible with the surrounding uses such as sporting events, fair uses, and NCDOT uses for transportation services. The only change in use between the existing allowable uses and the proposed uses would be a hotel. This would benefit the character of the area as well as supporting the other existing uses and proposed uses in the area.

Staff agrees with the applicant’s assessment in terms of compatibility. Rezoning to allow a hotel use would be compatible and consistent with surrounding zoning and land uses. Office square footage could be increased from ~600,000 sq. ft. to ~800,000 sq. ft.

3. Public benefits of the proposed rezoning

Applicant states that the proposed change would only affect the property by allowing a hotel use and adding zoning conditions to the O&I-2 uses. Also that this would benefit the public by taking a vacant tract off the tax roles and providing uses that are greatly needed in this area at a greater tax base.

Staff agrees with the assessment provided by the applicant. As noted previously, rezoning to Office and Institutional-2 will allow for a significant increase in allowable office square footage as well as the introduction of the hotel use. If developed as a hotel use, the proposal would provide needed services which could be considered beneficial.

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: Trinity Road is classified as a minor thoroughfare (2007 ADT - 5,800 vpd) and is constructed to City standards as a 5-lane curb and gutter section with sidewalk on one side within an 80-foot right-of-way. Westchase Blvd is classified as a collector street and exists as a 3-lane road with a ribbon paved cross-section on 60 feet of right-of-way. City standards call for Westchase Blvd 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.

TRANSIT: No Comment

HYDROLOGY: FLOODPLAIN: Yes
 DRAINAGE BASIN: Richland creek
 STORMWATER MANAGEMENT: Compliance with Pt. 10 Ch. 9 required and Neuse Buffers.

PUBLIC UTILITIES:

	Maximum Demand on Current Zoning	Maximum Demand on Proposed Zoning
Water	Approx. <u>59,800</u> gpd	Approx. <u>138,000</u> gpd
Waste Water	Approx. <u>59,800</u> gpd	Approx. <u>138,000</u> gpd

The proposed rezoning would add approximately 78,200 gpd to the wastewater and water treatment systems of the City. There are existing water mains in place which could serve the rezoning site. Sanitary sewer extensions may be required to be installed by the petitioner to serve the rezoning site.

PARKS AND RECREATION:

This property is not adjacent to any greenway corridors. There is a neighborhood park search area identified for the area. The rezoning case potentially could increase the number of residents by 470 individuals.

WAKE COUNTY

PUBLIC SCHOOLS: There would be no increase in residential density associated with this request, therefore no additional impact to Wake County Public Schools.

IMPACTS SUMMARY: There would be very little additional impact to surrounding infrastructure 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 since this property was last zoned, the area has been developed extensively, road improvements completed, a small area plan done, and the current zoning would not allow for a hotel as recommended by the small area plan.

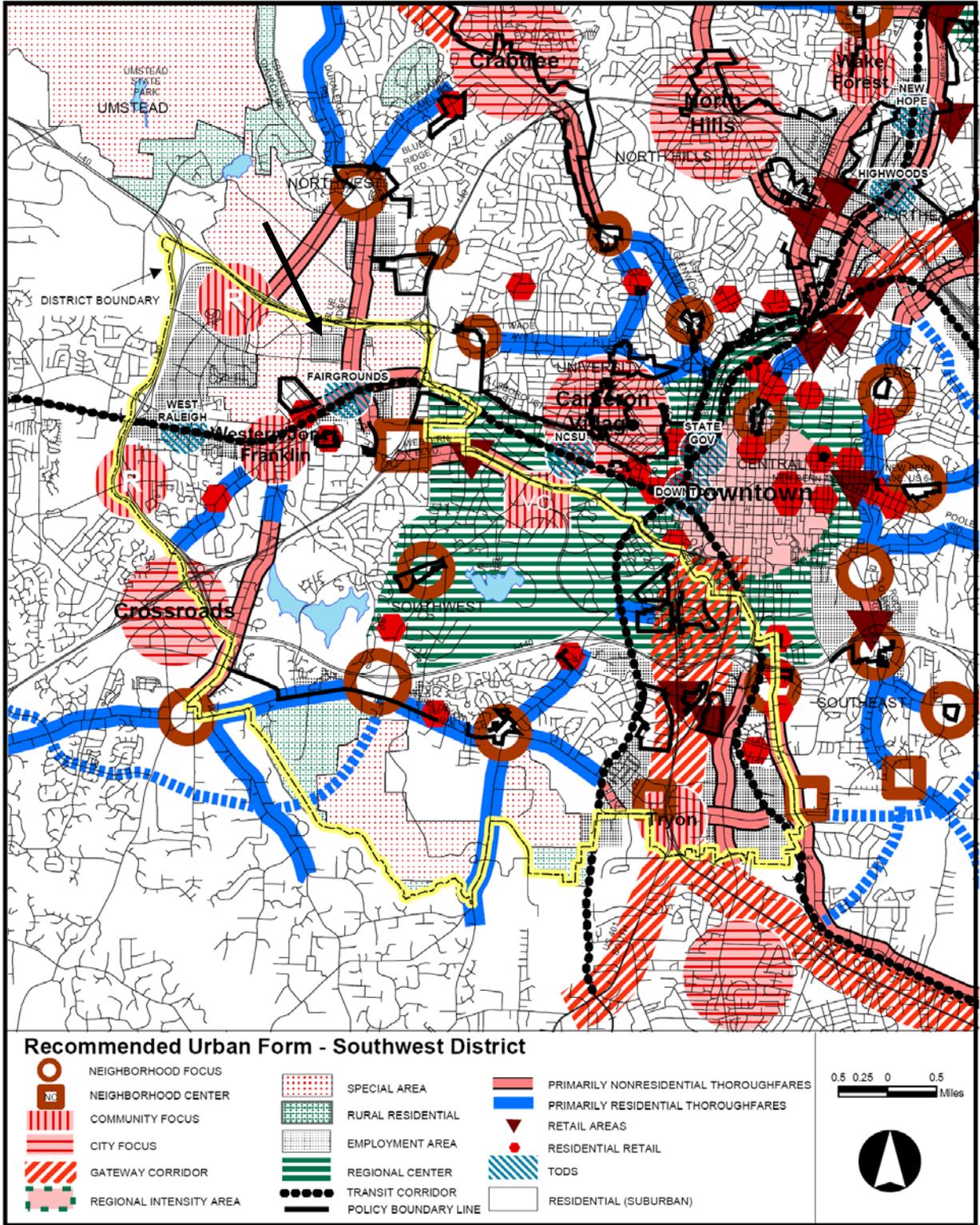
APPEARANCE COMMISSION: This request is not subject to Appearance Commission review.

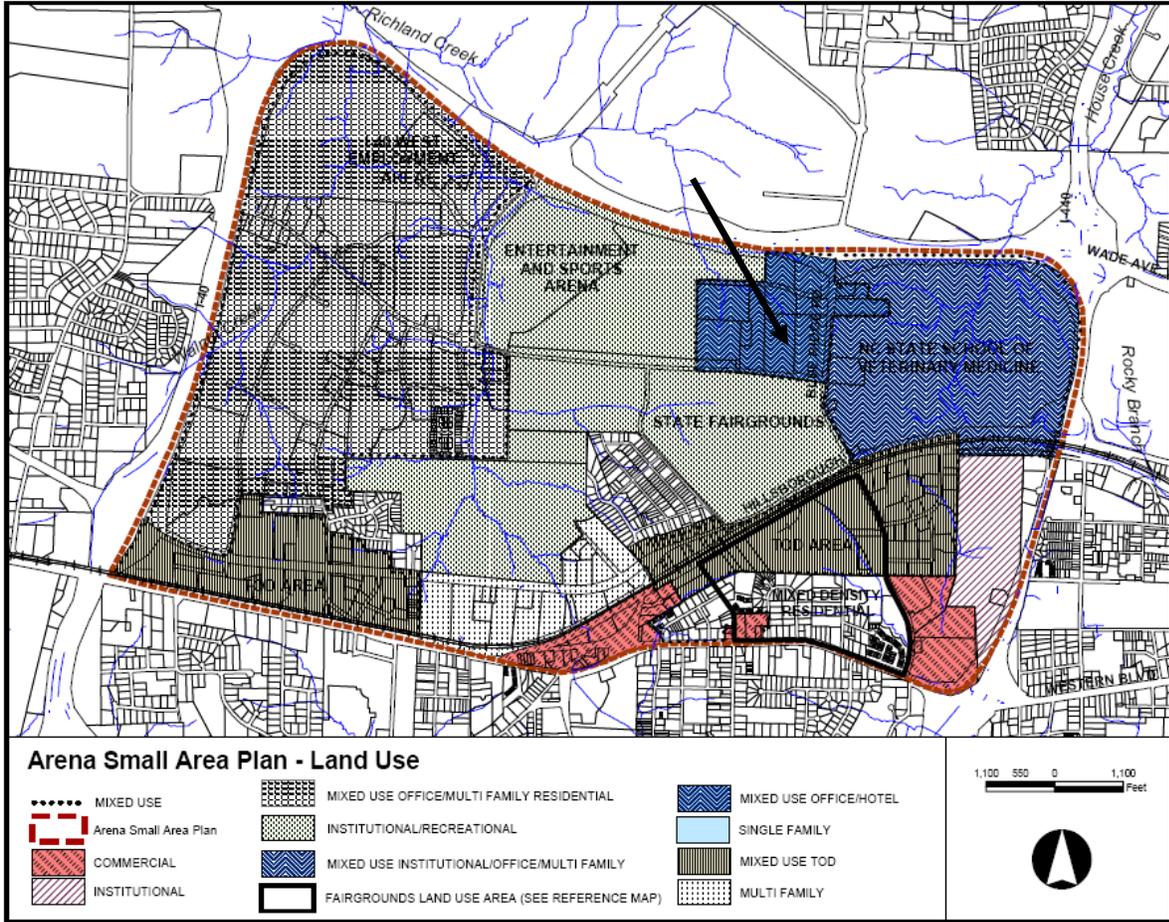
CITIZENS' ADVISORY COUNCIL: DISTRICT: West
CAC CONTACT PERSON: Mark Vander Borgh 357-2454

SUMMARY OF ISSUES:

DESIGNATED HISTORIC RESOURCES:

The structure currently located on the property, The Medlin House, is designated as a Wake County historic property.





Raleigh Comprehensive Plan 07/07

Arena Small Area Plan 11-27-10