

CZ-23-03

309 Holman Drive

Public Hearing

February 20, 2024

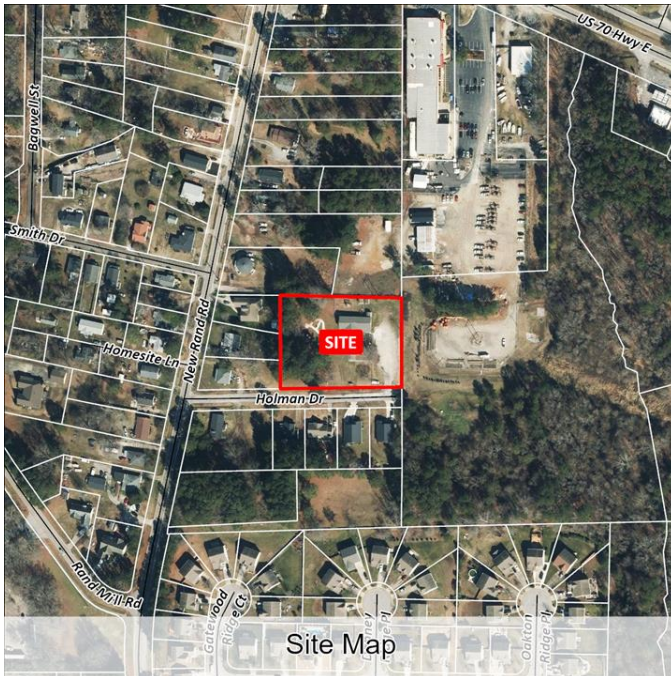
At a Glance

Applicant: Shalom Christian Community Church

Owner: Shalom Christian Community Church

Request: Tier 1 conditional district rezoning request submitted by Shalom Christian Community Church to rezone approximately 1.55 +/- acres from Residential 4 (R4) to Neighborhood Mixed Use (NMX C###) Conditional. The site is located along Holman Drive and may be further identified as Wake County PIN(s) 1710893586. Use conditions are proposed. Reminder that Tier 1 requests do not include/require a site-specific master plan.

(### - to be assigned)



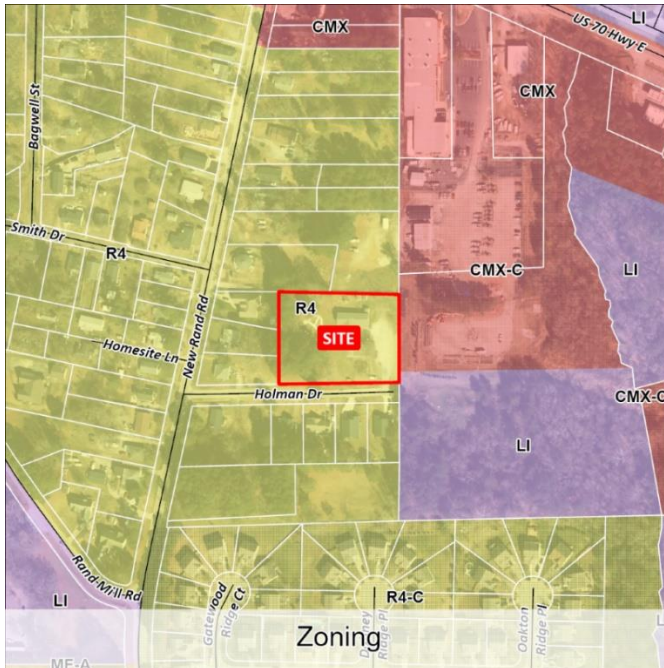
Zoning and Context

Zoning: Residential 4 (R4)

- Suburban Development
- Moderate Density
- Current Use - Religious Institution - is Permitted

Context

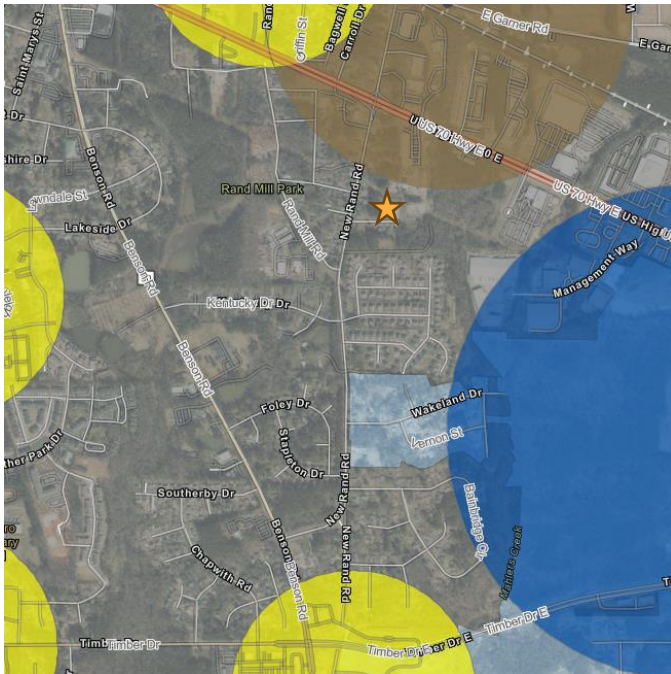
- R4 zoning surrounds the site on 3 sides. CMX Conditional and LI to the east at the end of Holman Drive.
- Holman Drive does not currently serve the CMX Conditional and LI zoned properties; they are served from US 70.



Framework

Activity Centers:

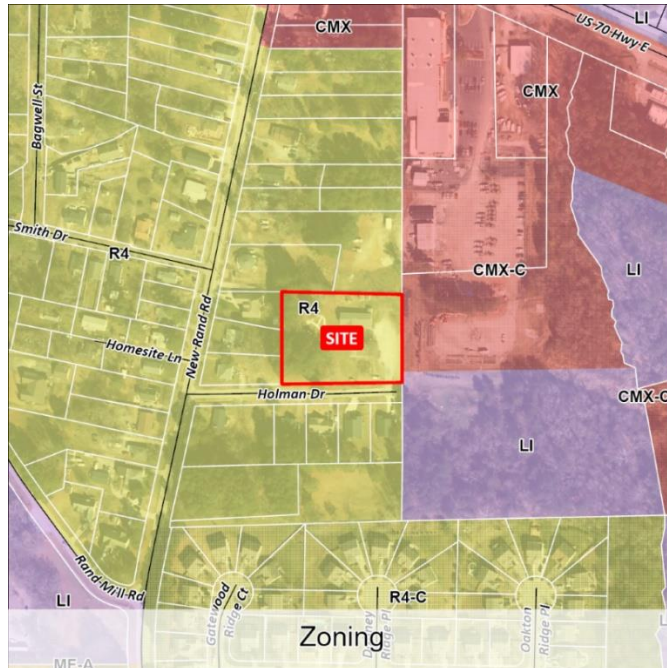
- Community and Neighborhood Activity Centers to the north.
- Neighborhood Activity Center to the south.
- New Rand Road is a collector road serving local neighborhoods and connecting traffic between these activity centers.
- Traffic on New Rand Road declined following the opening of Timber Drive East.
- New Rand Road has capacity to accommodate growth but lacks separate infrastructure for pedestrians and cyclists.



Proposal

Rezoning: Neighborhood Mixed Use (NMX C###) Conditional

- Narrowed to 3 out of 37 possible uses.
- 2 uses already permitted in existing Residential 4 (R4) district.
- Proposed Day Care Center use not permitted as a primary use in R4; thus, the request for conditional NMX.
- NMX accommodates uses that are of a nature and scale that are compatible with nearby residences:
 - Offices
 - Professional Services
 - Small-scale retail
- NMX may also function as a transition zone between neighborhoods and more intense uses/zones



Review

Observations:

- 2 of 3 proposed uses already permitted in existing Residential 4 (R4) zoning
 - Religious Institution
 - Community Center
- Other proposed use not unlike schools in some respects which are also allowed in R4
 - Day Care Center (primary use)
 - *Note: Day Care Centers already allowed in R4 as a customary accessory use to a Religious Institution*
- Neighborhood Meeting – December 29, 2023
 - 149 letters mailed; 4 attendees
 - Full meeting information attached to staff report



Review - Framework Consistency

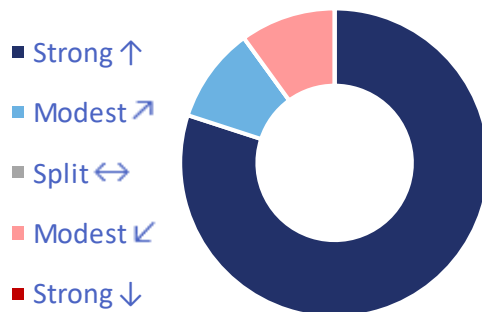
10 Growth Framework criteria evaluated

- 8 strongly consistent
- 1 modestly consistent
- 1 modestly inconsistent

The Transportation Choices criteria was rated negatively due to the absence of separate infrastructure for pedestrians and cyclists

- Note: this is a pre-existing condition and therefore did not result in the lowest rating being given by staff

GROWTH FRAMEWORK
CONSISTENCY



Review - Land Use and Community Character Consistency

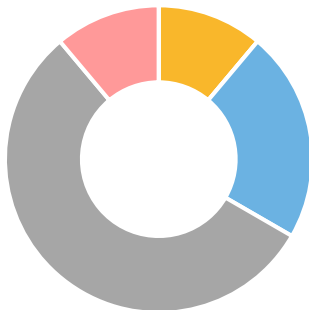


8 criteria determined applicable or possible to meaningfully address

- 2 modestly consistent
- 5 split
- 1 modestly inconsistent
- 1 bonus/extra credit

LAND USE AND COMMUNITY CHARACTER CONSISTENCY

- Extra +
- Strong ↑
- Modest ↗
- Split ↔
- Modest ↘
- Strong ↓

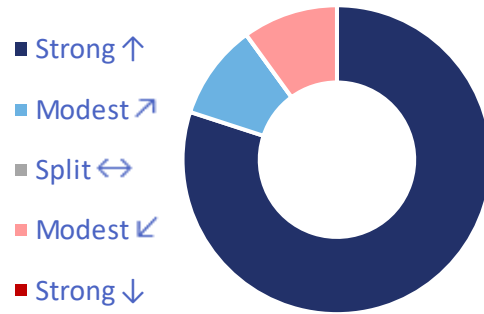


Extra credit for infill criteria for expanding use without straining existing infrastructure

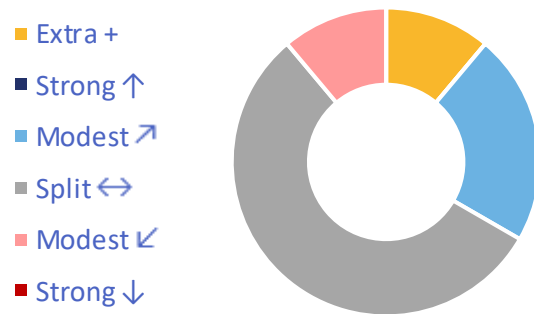
Scoring limited by lack of other written proffered conditions besides a restricted list of permitted uses

Review – Overall

GROWTH FRAMEWORK
CONSISTENCY



LAND USE AND COMMUNITY
CHARACTER CONSISTENCY



- In the absence of any strong non-supporting criteria and a strong level of consistency with the Plan’s growth framework, staff supports an overall finding of consistency at this time
- Full detail of consistency review attached to staff report



Next Steps

- Finish conducting and close the public hearing
- Planning Commission findings of plan consistency and recommendation to approve or deny
- Town Council findings of reasonableness and decision to approve or deny