

CZ-23-03

309 Holman Drive

Planning Commission

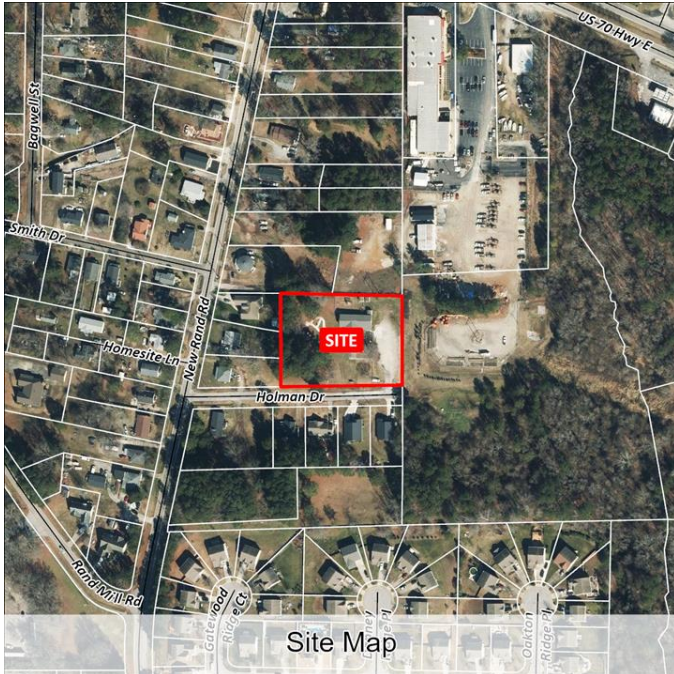
March 11, 2024

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 C284) 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.



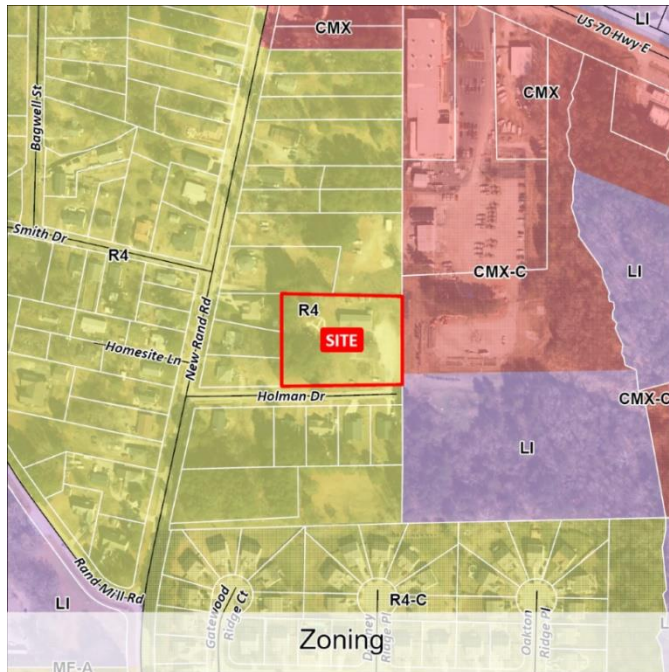
Zoning and Context

Zoning: Residential 4 (R4)

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

Context

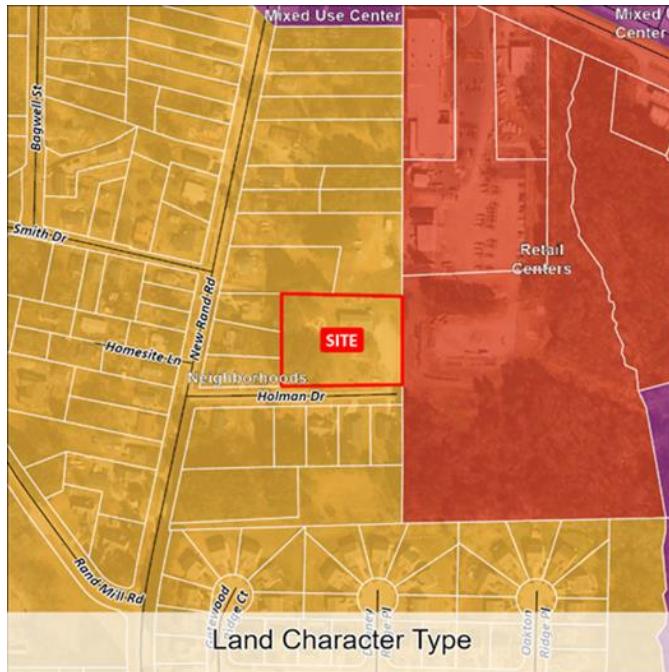
- R4 zoning surrounds the site on 3 sides. CMX Conditional and LI to the east at the end of Holman Drive.
- Holman Drive does not currently serve the CMX Conditional and LI zoned properties; they are served from US 70.



Proposal

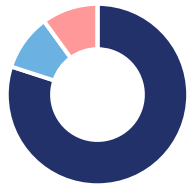
Rezoning: Neighborhood Mixed Use (NMX 284) Conditional

- 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

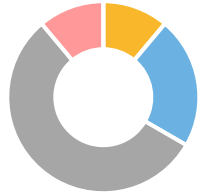


Review - Overall

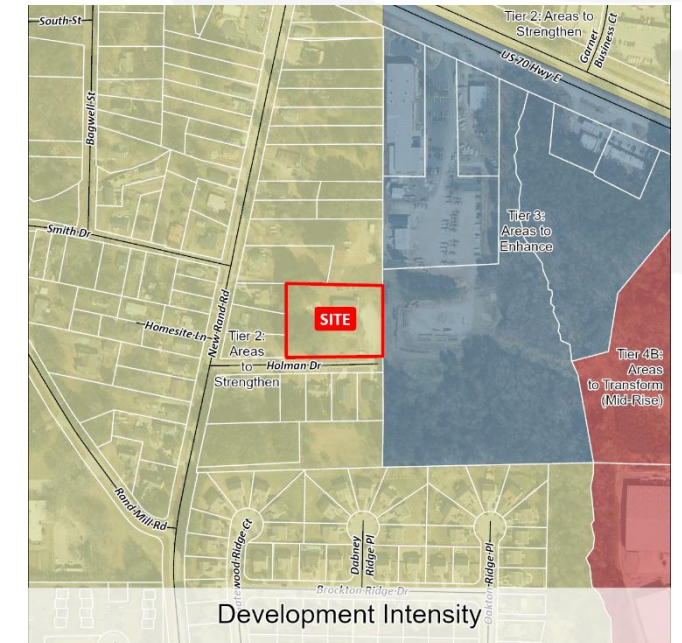
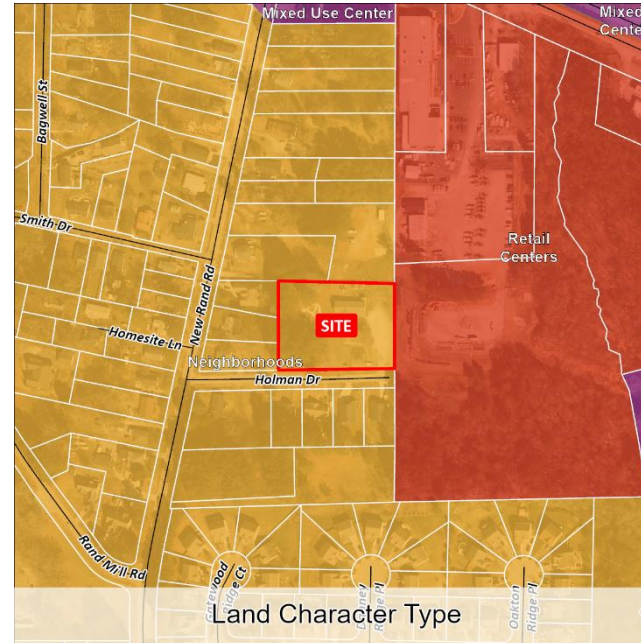
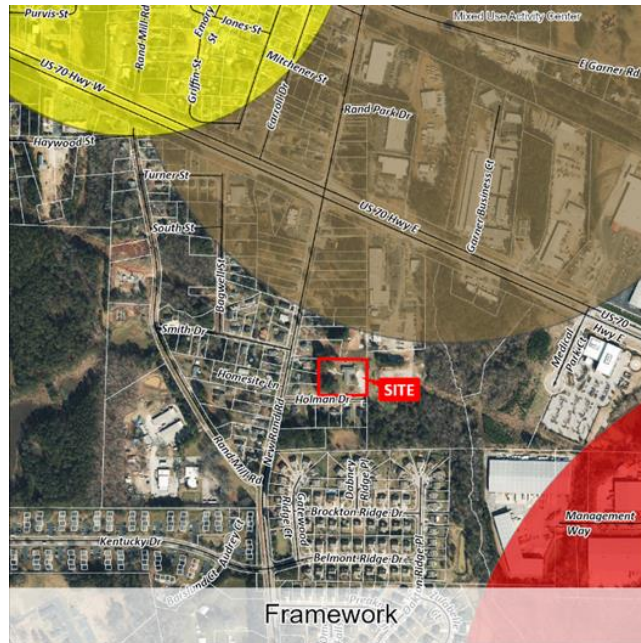
GROWTH
FRAMEWORK
CONSISTENCY



LAND USE AND
COMMUNITY CHARACTER
CONSISTENCY



- No change
- Overall finding of consistency
- Full detail of consistency review attached to staff report





Planning Commission Meeting

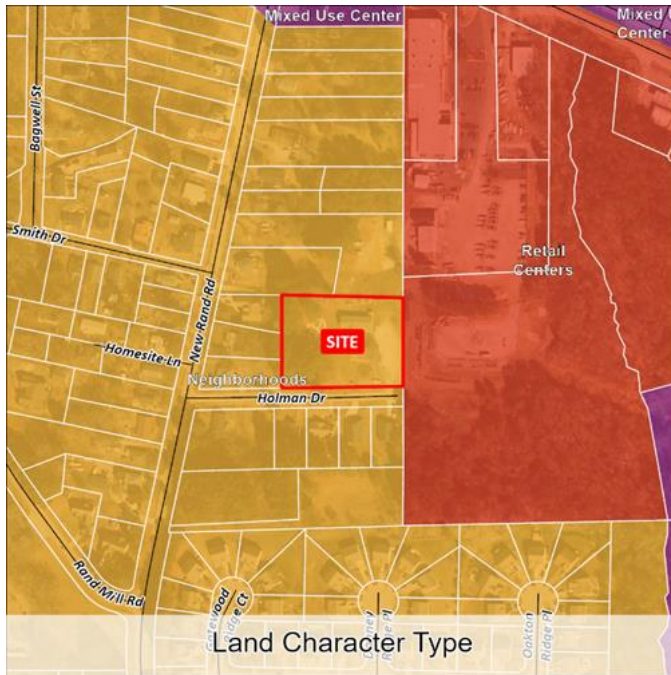
Questions and comments from the Planning Commission were brief:

- clarifying that the existing day care would be the same one that would occupy the site for the foreseeable future, and
- that the stormwater control measure is being studied to determine the amount of usable space on the site.



PC Adopted Consistency Statement

We, the Planning Commission, find that in the absence of any strong non-supporting comprehensive plan criteria and a strong level of consistency with the Plan's growth framework, this request to rezone approximately 1.55 +/- acres from Residential 4 (R4) to Neighborhood Mixed Use (NMX C284) Conditional is consistent with the Town's adopted land use plans.



PC's Motion to Recommend Approval

I move that the Planning Commission accept the Consistency Statement herein as their own written recommendation regarding the consistency of the request with the Town's adopted land use plans and recommend approval of Case # CZ-23-03 to the Town Council.

Motion – Voiland

Second – Avent

Vote – Unanimous (5-0)





Reasonableness

1. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood.
2. Suitability of the subject property for uses permitted by the current versus the proposed district.
3. Whether the proposed change tends to improve the balance of uses or meets a specific demand in the Town.
4. Availability of sewer, water, transportation infrastructure, stormwater facilities, and other necessary infrastructure generally suitable and adequate for the proposed use.
5. Preservation of key features of the natural environment.

Draft Motion

I move that the Town Council accept the Planning Commission's written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section III of the staff report, as our own; and I further move that the Town Council adopt Ordinance No. (2024) approving rezoning CZ-23-03, as the request is reasonable and in the public interest because:

- the proposed district is compatible with present zoning and conforming uses on nearby property and with the character of the neighborhood, and
- the available sewer, water, transportation infrastructure, stormwater facilities and other necessary infrastructure are suitable and adequate for the proposed uses.

