



## Briefing Sheet

**Tab J, Version #1**  
**Update Dates:** 4/10/08 PZB  
 5/13/08 BOC

**Lead Department:** Planning      **Action Officer:** Rodney Wadkins, Senior Planner/GIS

**Subject:** Wake Technical Community College Land Use Plan Amendment (LUP 08-02)

**Action Requested:** Act on Resolution 2008-043 Pertaining to the Wake Technical Community College Land Use Plan Amendment Request (LUP 08-02)

**Briefing:** 5/13/08

**Public Hearing:** None

**Action:** 6/27/08

Item Schedule	Mark w/ X
<b>Schedule 1:</b> <i>Brief twice – vote once (six weeks)</i>	X
<b>Schedule 2:</b> <i>Brief once – vote once (two weeks)</i>	
<b>Schedule 3:</b> <i>No briefing required (one week)</i>	

### Town Board Discussion and Action:

*To be inserted by Town Clerk after minutes are approved by the Board.*

#### Executive

##### Summary:

Act on Resolution 2008-043 to change nine (9) parcels of land totaling 58.14 acres from Mixed Use (MU) to Office\Institutional (OI) on the Town of Morrisville Land Use Map. Note that one (1) parcel, which is part of the subject rezoning request, is already designated Office\Institutional in the Land Use Plan and therefore does not need to be re-designated.

##### Background:

The 1999 Land Use Plan designated the Wake Technical Community College subject area as Office\Institutional (*Attachment 3*).

In August 2001, the Board of Commissioners approved the Stonehedge Planned Unit Development (PUD) in a portion of the Wake Technical subject area.

In January 2003, the Board of Commissioners approved the North Morrisville/Shiloh Small Area Plan, which revised the land use designation on the Wake Technical subject area to Mixed Use (*Attachment 4*), which is also the current designation. The 2003 re-designation to Mixed Use was done in order to maintain consistency with the approved Stonehedge PUD.

**Petitioner:** Cindy Szwarcop, Stewart Engineering, Inc.

**Owner:** Morrisville Land Acquisition Group

**Contract**

**Purchaser:** Wake Technical Foundation and Wake Technical Community College

**PINs:** 0746-85-0162  
0746-86-6066  
0746-75-4648  
0746-76-9000  
0746-85-9349  
0746-85-1495  
0746-85-3365  
0746-75-5310  
0746-85-6222

**Location:** North of the intersection of Watkins Road and NC 54 and south of Paramount Parkway

**Parcel Size:** 58.14 acres (9 parcels)

**Surrounding Land Use Plan Designation (and Current Land Use):**

**North:** Mixed Use (Perimeter Park PUD)

**South:** Office\Institutional (Vacant, Residential, Business)

**East:** Office\Institutional (Vacant, Office)

**West:** Heritage Preservation Area (Church across NC54 and RR right-of-way)

**Existing Zoning:** Office and Institutional (O&I) and Office and Institutional with a PUD Overlay (O&I PUD)

**Proposed Zoning (REZ 08-03):** Office and Institutional Conditional Use (O&I-CU)

**Existing Land Use Designation:** Mixed Use

**Proposed Land Use Designation:** Office\Institutional

**Applicant  
Justification:**

The applicant's justification for proposing this Land Use Plan Map Amendment is included as *Attachment 2*. The applicant states that the "property currently has a designated land use classification of mixed use. The parcels immediately south, to the east and the northeast of the subject parcels are designated as Office Institutional. As such, this request to amend the Land Use Plan map ... is appropriate because of the proximity to similar type development, proximity to customer base, and because of location adjacent to NC54 and near the I-540 interchange."

**Staff  
Recommendation:**

Based on the surrounding land uses, it is reasonable to re-designate this land from Mixed Use to Office\Institutional, and the Planning Department recommends approval of the proposed Land Use Plan

amendment since the proposed amendment does not substantially change the overall land use concept of the area due to the complementary land uses proposed.

Additionally, close proximity to the Airport Overlay zone (65 LDN) makes this request desirable to help mitigate conflicts between Raleigh-Durham Airport and residential land uses.

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**Board/Committee Review:** Planning and Zoning Board

**Meeting Date:** 4/10/08      **Public Comment:** None      **Action:** 4/23/08

**Minutes:**      **PZB - April 10, 2008 – DRAFT Minutes**  
**Wake Technical Community College – Land Use Plan Amendment - LUP 08-02**

Mr. Wadkins explained this Land Use Plan Amendment as follows: The 1999 Land Use Plan designated the Wake Technical Community College subject area as Office\Institutional. In August 2001, the Board of Commissioners approved the Stonehedge Planned Unit Development (PUD) in a portion of the Wake Technical subject area. In January 2003, the Board of Commissioners approved the North Morrisville/Shiloh Small Area Plan, which revised the land use designation on the Wake Technical subject area to Mixed, which is also the current designation. The 2003 re-designation to Mixed Use was done in order to maintain consistency with the approved Stonehedge PUD. Now the applicant would like to change nine (9) parcels of land totaling 58.14 acres from Mixed Use (MU) to Office\Institutional (OI) on the Town of Morrisville Land Use Map. One (1) parcel, which will be part of the subject rezoning request, is already Office\Institutional and does not need to be re-designated. Mr. Wadkins said based on the surrounding land uses, it is reasonable to re-designate this land from Mixed Use to Office\Institutional, and the Planning Department recommends approval of the proposed Land Use Plan amendment since the proposed amendment does not substantially change the overall land use concept of the area due to the complementary land uses proposed. Additionally, proximity to the Airport Overlay zone makes this land use amendment desirable to help mitigate conflicts between Raleigh-Durham Airport and residential land uses.

Cindy Szwarcop, Stewart Engineering, Inc. expressed her appreciation for Mr. Wadkins' presentation and recommendation and asked the Board for their support as well.

**PZB Special Meeting - April 23, 2008 – DRAFT Minutes**

**Motion**

Catherine Willis made a motion to recommend approval of the Land Use Plan Amendment from Mixed Use to Office and Institutional. Michael Roberts seconded the motion, which passed unanimously.

**Recommendation:** Catherine Willis made a motion to recommend approval of the Land Use Plan Amendment from Mixed Use to Office and Institutional. Michael Roberts seconded the motion, which passed unanimously.

**History of Briefing:** *This section should only address past briefings, hearings, actions, etc.*

Date:                      Discussion/Board Direction:

- List Attachments:**
- **Attachment 1** – Land Use Plan Amendment Petition
  - **Attachment 2** – Justification Letter
  - **Attachment 3** – 1999 Land Use Plan Map
  - **Attachment 4** – Current Land Use Plan Map

**Resource Impact:** time/funds/equipment

Staff time required if item is approved:                      Low

Funding Source:                      None

Resources Utilized:                      Zoning Ordinance, Town Land Use Plan,

**Staff Coordination:** Mark agree, disagree, comment or reviewed. (2<sup>nd</sup> Briefing is used when information has significantly changed from one briefing to the next.)

<b>Required</b>	<b>Staff Member</b>	<b>1<sup>st</sup> Briefing</b>	<b>2<sup>nd</sup> Briefing</b>
X	Town Manager	Agree	
X	Town Clerk	Reviewed	
X	Senior Director Business Management	Reviewed	
	Budget and Analysis Manager		
	Information Technology Director		
	Contracting and Purchasing Manager		
X	Senior Director Development Services	Agree	
X	Planning Director	Agree	
	Town Engineer		
	Building Codes Administrator		
	Economic Development		
X	Senior Director Community Services	Reviewed	
	Risk Manager/Safety Officer		
	Police Chief		
	Fire Chief		
	Parks & Recreation Director		
	Public Works Director		
X	Public Information Officer	Reviewed	

	Town Attorney		
	Human Resources Manager		

If disagreeing, explain:

**Public Information Plan:** Answer the following questions and notate the level of PI Plan needed

<b>Question</b>	<b><u>YES or NO</u></b>
Does the item's subject matter affect the majority of our population? ( <b>Note:</b> specify the target audience within the Executive Summary section above.)	No
Would action have a direct effect, positive or negative, on community services?	No
Does the item propose an internal policy change?	No
Does the item propose an external policy change that would result in an amendment to our town codes, ordinances, Land Use Plan, or Zoning Map?	Yes
Does the item require an appropriation of funds equal to or over \$90,000?	No
Will/does the item relate to a Capital Improvements Project?	No
Are there any ordinance or general statute requirements for public notification? ( <b>Note:</b> If so, cite the ordinance or general statute language within the Executive Summary section above.)	No
Does the item require a Public Hearing?	No
Will there be a public forum session held on the subject to gather input?	No
<b>Public Information Plan</b>	<b><u>Mark w/ X</u></b>
"Get Noticed" - five or more YES answers	
"Legal Ease" - three or four YES answers	
"Standard Issue" - two or less YES answers	X



**RESOLUTION 2008-043 OF THE MORRISVILLE TOWN BOARD  
OF COMMISSIONERS PERTAINING TO THE AMENDMENT OF  
PARCELS OF LAND ON THE OF MORRISVILLE LAND USE  
MAP FROM MIXED USE TO OFFICE/INSTITUTIONAL**

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**WHEREAS**, the Town of Morrisville received a request to change parcels of land from Mixed Use to Office/Institutional specifically identified as Wake County Parcel Identification Numbers 0746-85-0162, 0746-86-6066, 0746-75-4648, 0746-76-9000, 0746-85-9349, 0746-85-1495, 0746-85-3365, 0746-75-5310, and 0746-85-6222; and

**WHEREAS**, said amendment affects nine (9) parcels totaling 58.14 acres north of the intersection of Watkins Road and NC 54 and south of Paramount Parkway; and

**WHEREAS**, Morrisville Land Acquisition Group, Inc. currently owns the subject parcels; and

**WHEREAS**, this amendment request was presented to the Planning and Zoning Board of the Town of Morrisville on April 10, 2008 where it was duly considered and deferred to a Special Meeting on April 23, 2008;

**WHEREAS**, the Planning and Zoning Board of the Town of Morrisville forwarded a recommendation of approval to the Town Board of Commissioners for action; and

**WHEREAS**, this amendment was presented to the Board of Commissioners of the Town of Morrisville on May 13, 2008 where it was duly considered and was deferred to the June 24, 2008 Town Board meeting for action:

**NOW, THEREFORE, BE IT RESOLVED THAT THE MORRISVILLE TOWN BOARD OF COMMISSIONERS** hereby amends the Land Use Map of the Town of Morrisville by changing the following parcels to Office/Institutional:

Wake County Parcel Identification Numbers 0746-85-0162, 0746-86-6066, 0746-75-4648, 0746-76-9000, 0746-85-9349, 0746-85-1495, 0746-85-3365, 0746-75-5310, and 0746-85-6222

Adopted this 24<sup>th</sup> day of June 2008.

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Jan Faulkner, Mayor

ATTEST:

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Diana R. Davis, Town Clerk



### LAND USE PLAN AMENDMENT PETITION

Town of Morrisville Planning Department  
100 Town Hall Drive • Morrisville NC 27560  
Tel (919) 463-6194 • Fax (919) 468-6011

#### SUBMITTAL REQUIREMENTS

- **Application Fee:** \$625.00 text and \$625.00 map
- **Wake County Tax Map** with property outlined in red.
- **Letter to Board of Commissioners stating justification for LUP Amendment**

#### PETITIONER

Name Dr. Stephen Scott, President tel 866-5141 fax 662-3132

Address Wake Tech Community College, 9101 Fayetteville, Rd, Raleigh NC 27603

Email Address scscott@waketech.edu

Interest in Property Purchaser

#### PROPERTY OWNER (S) (If different from Petitioner)

Name Morrisville Land Acquisition Group, Inc tel 336-786-1356 fax 336-786-8398

Address 210 Airport Rd, Ste 200, Mt. Airy, NC 27030-7950

Name \_\_\_\_\_ tel \_\_\_\_\_ fax \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ tel \_\_\_\_\_ fax \_\_\_\_\_

Address \_\_\_\_\_

#### DESCRIPTION

Location East of NC 54, North of Watkins Road, South of Paramount Pkway

Wake County PIN 0746859349 7.79 acres Real Estate ID 0010460

Wake County PIN 0746851495 2.52 acres Real Estate ID 0145864

Wake County PIN 0746853365 2.6 acres Real Estate ID 0003943

Wake County PIN 0746755310 8.34 acres Real Estate ID 0010469

Wake County PIN 0746856222 2.0 acres Real Estate ID 0141633

Tract Size \_\_\_\_\_ Current Use vacant

Existing Land Use Mixed-use Proposed Land Use office & institutional  
(including retail and education)

I/We hereby certify that all of the information furnished in this application, and all included materials, are true to the best of my/our knowledge.

Petitioner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Project Number \_\_\_\_\_ HTE Number \_\_\_\_\_



### LAND USE PLAN AMENDMENT PETITION

Town of Morrisville Planning Department  
100 Town Hall Drive • Morrisville NC 27560  
Tel (919) 463-6194 • Fax (919) 468-6011

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Name Morrisville Land Acquisition Group, Inc tel 336-786-1356 fax 336-786-8398

Address 210 Airport Rd, Ste 200, Mt. Airy, NC 27030-7950

Name \_\_\_\_\_ tel \_\_\_\_\_ fax \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ tel \_\_\_\_\_ fax \_\_\_\_\_

Address \_\_\_\_\_

#### DESCRIPTION

Location East of NC 54, North of Watkins Road, South of Paramount Pkway

Wake County PIN \_\_\_\_\_ Real Estate ID \_\_\_\_\_

Wake County PIN 0746850162 .06 acres Real Estate ID 0311462

Wake County PIN 0746866066 20.5 acres Real Estate ID 0048795

Wake County PIN 0746754648 11.83 acres Real Estate ID 0010465

Wake County PIN 0746769000 2.5 acres Real Estate ID 0321126

Tract Size \_\_\_\_\_ Current Use vacant

Existing Land Use Mixed-use Proposed Land Use office & institutional  
(including retail and education)

I/We hereby certify that all of the information furnished in this application, and all included materials, are true to the best of my/our knowledge.

Petitioner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Project Number \_\_\_\_\_ HTE Number \_\_\_\_\_





STEWART

April 1, 2008

Mayor and Board of Commissioners  
Town of Morrisville  
100 Town Hall Drive  
Morrisville, NC 27569

RE: Requested Land Use Plan Amendment  
Mixed Use to Office-Institutional

Dear Mayor and Board of Commissioners:

On behalf of the Wake Tech Foundation and Wake Tech Community College (contract purchaser) as well as the Morrisville Land Acquisition Group (current owner), I am pleased to submit the attached Land Use Amendment application for consideration and approval by the Town of Morrisville.

Background: Wake Tech Community College is the contract purchaser of 76 +/- acres of an 82.44 acre assemblage of properties located east of NC 54, north of Watkins Road, and south and west of Paramount Parkway. The remaining 6 +/- acres will be retained for future development by the Morrisville Land Acquisition Group. The 82.44 acre assemblage consists of 10 parcels.

Statement for Requested Land Use Amendment: The purpose of this request is to officially designate all parcels as Office Institutional. The subject assemblage of property currently has a designated land use classification of mixed use (nine parcels) and office-institutional (one parcel):

- 0746965825 Office Institutional
- 0746850162 Mixed Use
- 0746866066 Mixed Use
- 0746754648 Mixed Use
- 0746769000 Mixed Use
- 0746859349 Mixed Use
- 0746851495 Mixed Use
- 0746853365 Mixed Use
- 0746755310 Mixed Use
- 0746856222 Mixed Use

The parcels immediately south, to the east and the northeast of the subject parcels are designated as Office Institutional. As such, this request to amend the Land Use Plan map to reflect Office Institutional, for the nine parcels noted above, is in accord with the adjacent properties and surrounding area and is appropriate because of the proximity to similar type development, proximity to customer base, and because of location adjacent to NC 54 and near the I-540 interchange.

The designation of Office Institutional will enable the subject site to develop for both educational and complementary uses to serve both the current and future residents of the Town of Morrisville.

**STEWART**

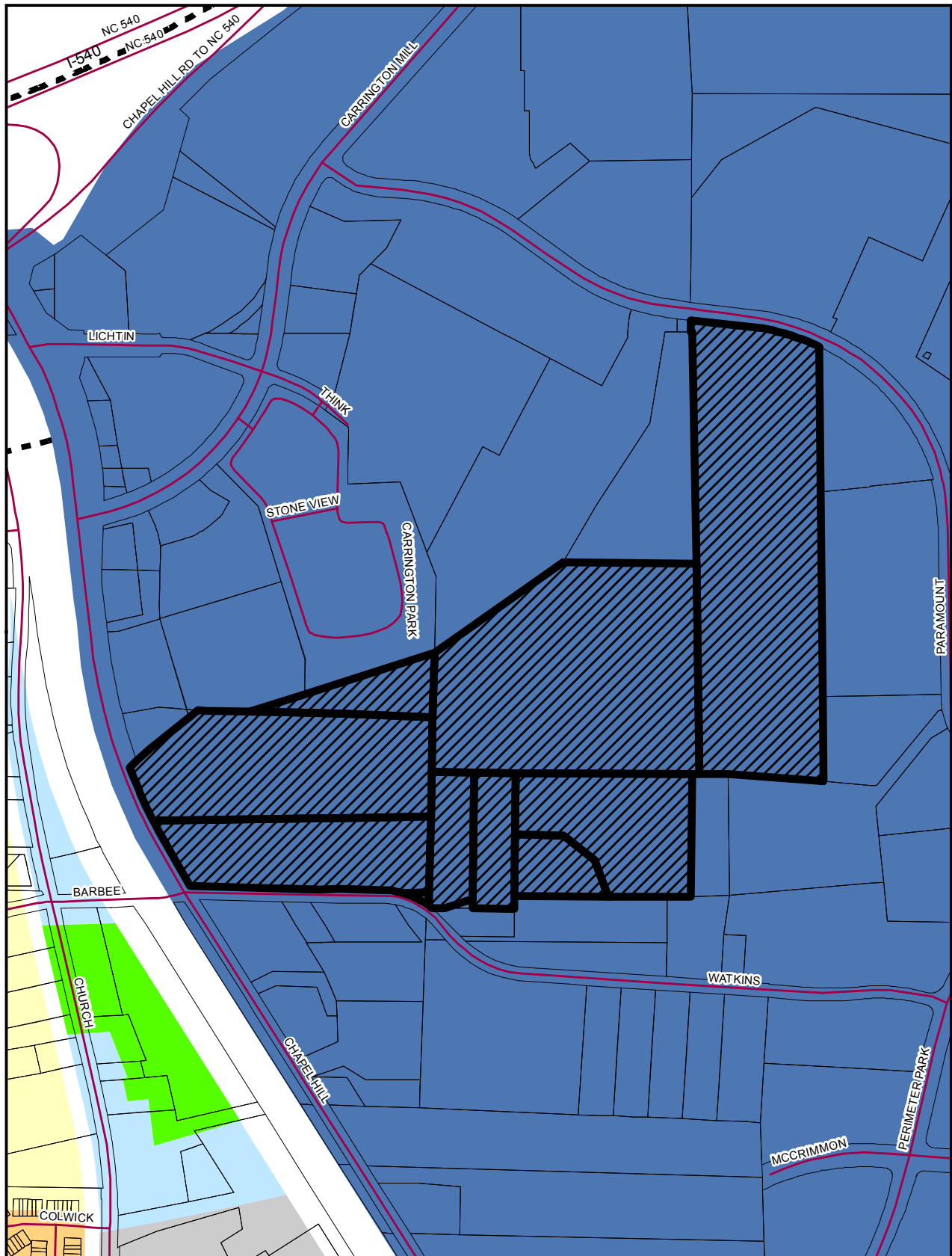
If you have any questions, or desire additional information please feel free to contact me at your convenience. We appreciate your consideration of this request.

Respectfully submitted:  
STEWART ENGINEERING, INC.

Cindy Szwarczkop, AICP  
Senior Planner

Attachment

cc: Wake Tech Community College  
Wake Tech Foundation  
Morrisville Land Acquisition Group

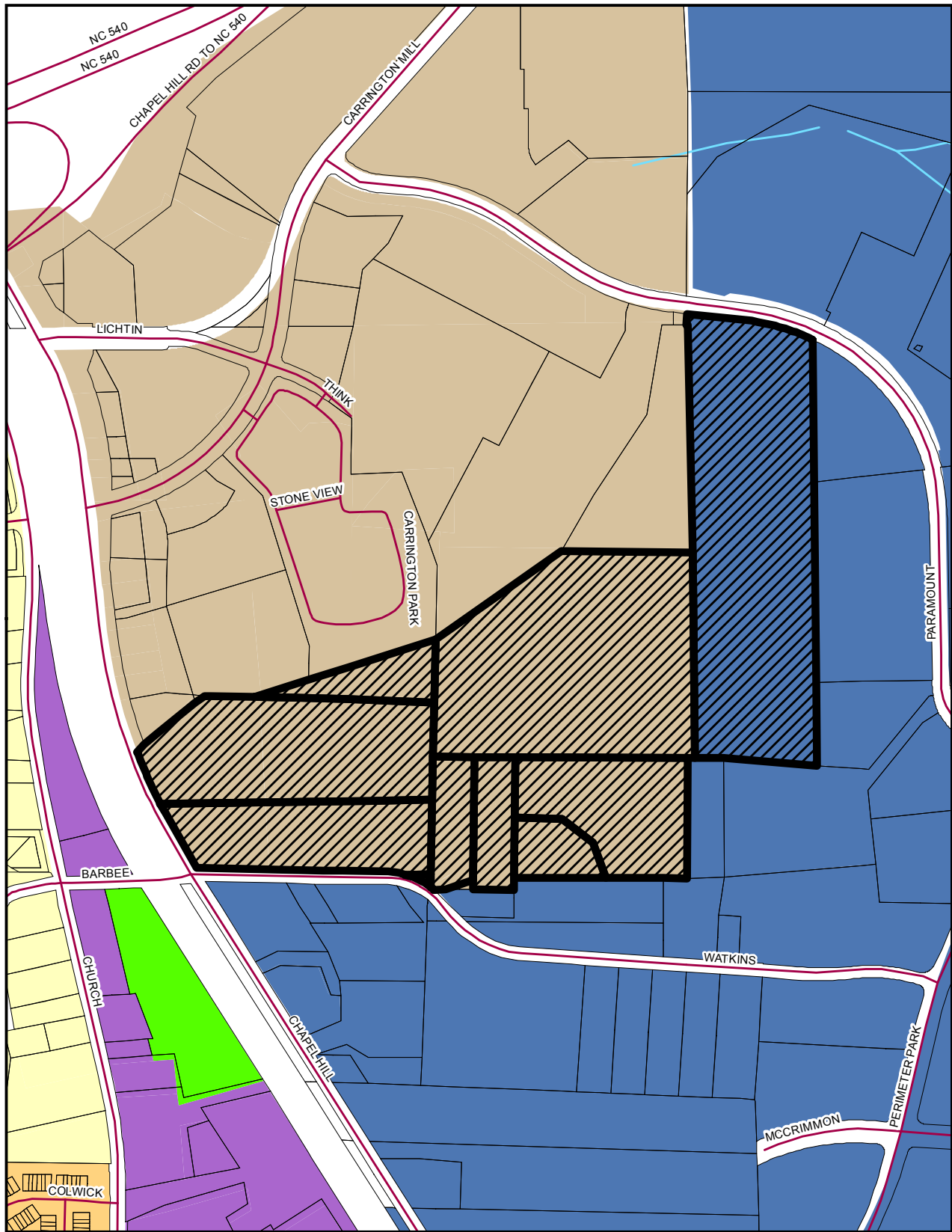


### 1999 Land Use Plan

**Legend**

<ul style="list-style-type: none"> <li><span style="color: red;">—</span> Streets</li> <li><span style="color: green;">■</span> Open Space/Parks</li> <li><span style="color: yellow;">■</span> Low Density Residential</li> <li><span style="color: lightgreen;">■</span> Low-Medium Density Residential</li> <li><span style="color: orange;">■</span> Medium Density Residential</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: blue;">■</span> High Density Residential</li> <li><span style="color: lightblue;">■</span> Neighborhood Office</li> <li><span style="color: darkblue;">■</span> Office/Institutional</li> <li><span style="color: grey;">■</span> Mixed Use</li> <li><span style="color: brown;">■</span> Village Core</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: pink;">■</span> Minor Commercial</li> <li><span style="color: red;">■</span> Major Commercial</li> <li><span style="color: grey;">■</span> Industrial</li> <li><span style="color: purple;">■</span> Heritage Preservation Area</li> <li><span style="color: green;">■</span> Private Golf Course</li> <li><span style="color: blue;">—</span> Stream</li> </ul>
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This map was produced with the GIS resources of the Planning Department of the Town of Morrisville to provide support for community planning. This map comprises information from multiple sources. Source information used for this map may have been collected at different scales, times, or definitions resulting in inconsistencies among features represented together on this map. The Town of Morrisville assumes no liability for damages caused by inaccuracies in this map or supporting data. The Town of Morrisville makes no warranty, expressed or implied, as to the accuracy of the information presented, nor does the fact of distribution constitute such a warranty.



### Current Land Use Plan (includes 2003 Small Area Plan)



- |                                |                      |                            |
|--------------------------------|----------------------|----------------------------|
| Open Space/Parks               | Neighborhood Office  | Major Commercial           |
| Low Density Residential        | Office/Institutional | Industrial                 |
| Low-Medium Density Residential | Mixed Use            | Heritage Preservation Area |
| Medium Density Residential     | Village Core         | Private Golf Course        |
| High Density Residential       | Minor Commercial     |                            |



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