



Item Number & Subject: 2018-246-0
Amendment of the Land Use Plan and Zoning Map for 1107, 1109 and
1113 Morrisville-Carpenter Road and 0 Davis Drive

Briefing Supplement

Lead Department: Planning Action Officer: Kari Grace, Planner II

Subject: Items related to the Amendment of the Land Use Plan and Zoning Map for 1107,
1109 and 1113 Morrisville-Carpenter Road and 0 Davis Drive, specifically:

1. Resolution 2018-246-0A Approving a Land Use Plan Map Amendment for Property Commonly Known as 1107, 1109 and 1113 Morrisville-Carpenter Road and 0 Davis Drive, Located at the Southwest Corner of Morrisville-Carpenter Road and Davis Drive, to Neighborhood Activity Center (LUP 18-02)
2. Resolution 2018-246-0B Pertaining to the Adoption of a Plan Consistency Review Statement for a Proposed Zoning Map Amendment for Property Commonly Known as 1107, 1109 and 1113 Morrisville-Carpenter Road and 0 Davis Drive, Located at the Southwest Corner of Morrisville-Carpenter Road and Davis Drive (REZ 18-02)
3. Ordinance 2018-246-0 Approving a Zoning Map Amendment for Property Commonly Known as 1107, 1109 and 1113 Morrisville-Carpenter Road and 0 Davis Drive, Located at the Southwest Corner of Morrisville-Carpenter Road and Davis Drive, to the Conditional-Neighborhood Activity Center District (REZ 18-02)

Briefing: 7/12/2018 Public Comment 7/12/2018 Action: 7/12/2018

Item Schedule	Select One
Schedule 1: Brief twice – vote once (six weeks)	<input type="checkbox"/>
Schedule 2: Brief once – vote once (two weeks)	<input type="checkbox"/>
Schedule 3: No briefing required (one week)	<input type="checkbox"/>

[Link to Previous Briefings \(if applicable\):](#)

[Charts/Graphs/Supplemental Graphics \(referenced within Executive Summary of Agenda Item Summary Form in Peak\):](#)

Transportation Impact Analysis Summary

Under the current Low Density Residential (LDR) zoning district, which allows a maximum density of 4.5 dwelling units/acre, a maximum of 89 dwelling units would be permitted on the proposed site. Based on data obtained from the Institute of Transportation Engineers Trip Generation Manual 9th edition, the TIA daily traffic count for 89 single-family detached dwelling units is 847 vehicle trips per day with 67 AM peak-hour trips and 89 PM peak-hour trips. It should be noted however, that with the other necessary UDO requirements, it would

probably not be possible to accommodate 89 dwelling units on the subject property. Therefore, these traffic counts would most likely be lower.

The above traffic counts for the current LDR zoning district can be compared to trip generation for two potential uses for the proposed Conditional-Neighborhood Activity Center (C-NAC) zoning district. With a maximum allowable density of 17 dwelling units/acre, a maximum of 337 dwelling units would be permitted on the proposed site. It should be noted however, that with the other necessary UDO requirements, it would probably not be possible to accommodate 337 dwelling units on the subject property. Therefore, these traffic counts would most likely be lower.

Only potential residential uses for the current and proposed zoning districts were evaluated and are shown in the table below, as it is not possible to calculate an accurate vehicle trip generation estimate for potential non-residential uses without a prepared site plan due to the variability in square footage.

Trip Generation Potential Summary – Proposed Neighborhood Activity Center Zoning District:

Land Use (ITE Code)	Size	Daily Traffic (vpd)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
Residential Condominium/Townhouse (230)	337 d.u.	2166	169	203
Apartment (220)	337 d.u.	1958	148	175

School Impact Analysis

Based on data obtained from Wake County Public School System, the potential impact on local schools' student population numbers through estimated student yield if the rezoning is approved would be 100 students. This number is calculated using updated figures specific to Morrisville and is based on the school system's density classifications and the site acreage. However, these potential student yield numbers are strictly estimates. This calculation method does not distinguish between types of residential development nor does it breakdown the distribution of students based on elementary, middle or high school.

Using the same calculation method for development under the existing Low Density Residential (LDR) zoning district and maximum allowable density, the estimated student yield would be 68 students. It should be noted however, that with the other necessary UDO requirements and with the environmental features on the property, it would probably not be possible to accommodate 89 dwelling units on the subject property. Therefore, these student counts would most likely be lower.

The school assignments for the 2018-2019 school year would be Carpenter Elementary (capped), Davis Drive Middle, and Green Hope High Schools.

Advisory Board/Committee Review:

Planning and Zoning Board

Advisory Board/Committee Meeting Date and Minutes:

NOT APPLICABLE

Advisory Board/Committee Recommendation and/or vote:

NOT APPLICABLE

Meeting Perspectives and Goals Adopted by the Council:

Perspectives	Goals
Serve the Community	<input type="checkbox"/> Promote an Environmentally Sensitive & Livable Community <input type="checkbox"/> Provide a Safe Community <input type="checkbox"/> Deliver Quality Services <input type="checkbox"/> Foster a Healthy Community
Run the Operations	<input type="checkbox"/> Enhance Community Preparedness & Responsiveness <input type="checkbox"/> Maximize Partnership Opportunities <input type="checkbox"/> Provide Courteous & Responsive Customer Service <input type="checkbox"/> Model a Positive Town Image <input type="checkbox"/> Deliver Efficient Services <input type="checkbox"/> Cultivate Community Involvement & Access
Manage the Resources	<input type="checkbox"/> Maintain Fiscal Strength <input type="checkbox"/> Maximize Utilization & Resources <input type="checkbox"/> Invest in Infrastructure & Transportation
Develop Personnel	<input type="checkbox"/> Develop a Skilled & Diverse Workforce <input type="checkbox"/> Create a Positive & Rewarding Work Culture

Resource Impact:

Staff time required if item is approved:

Medium

Other Potential Impacts:

NONE APPLICABLE

Public Information Plan:

<input type="checkbox"/>	Public Hearing (Required by GS)	<input type="checkbox"/>	Public Hearing (Not Required by GS)
<input type="checkbox"/>	Newspaper Notice (Required by GS)	<input type="checkbox"/>	Newspaper Notice (Not Required by GS)
<input type="checkbox"/>	Public Forum/Input Session	<input type="checkbox"/>	Press Release
<input type="checkbox"/>	Morrisville Connection	<input type="checkbox"/>	E-News Distribution
<input type="checkbox"/>	Social Media (Twitter, Facebook, etc.)	<input type="checkbox"/>	Website Notice
<input type="checkbox"/>	Special Mailing	<input type="checkbox"/>	Banners Posted
<input type="checkbox"/>	Flyers Posted	<input type="checkbox"/>	Survey
<input type="checkbox"/>	Automated Phone Call	<input type="checkbox"/>	None Required

Other: PZB public comment session; Property posting and mailed notices for PZB public comment session and Town Council public hearing