



Briefing Sheet

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

Subject: REZ 15-04 Slater Road rezoning (Durham and Wake Counties)

Briefing: July 14, 2015 **Public Hearing:** July 28, 2015 **Action:** August 11, 2015

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

Updates/History of Briefing:

July 23, 2015

Since the Briefing Meeting, SCP Slater, LLC has purchased the Marsh property (3024 Slater Road) and Glaubiger property (728 Slater Road). The Briefing Sheet and Attachments have been updated to reflect the new ownership.

Executive Summary and Background Information:

Act on Consistency Resolution 2015-028 and Ordinance 2015-028 to rezone nine (9) properties or portions of property totaling 16.78 acres from Residential Rural (RR) and Industrial Light (IL) in Durham County and Medium Density Residential (MDR) in Wake County to Conditional-Office/Institutional (C-OI). The subject properties are located at 0 Slater Road, 702 Slater Road, 710 Slater Road, 720 Slater Road, 728 Slater Road, 740 Slater Road, and 3024 Slater Road. The petitioner has included a draft sketch of the proposed office buildings (**ATTH 03**) and proposes the following condition:

1. The following uses shall be prohibited:
 - a. Indoor Kennel
 - b. Cemetery

Please note that the subject properties that are located within Durham were rezoned with the UDO rezoning process in 2014; however, per the General Statutes the Town cannot officially rezone the Durham properties until such time those properties become part of the Morrisville Corporate Limits. With this rezoning petition the property owners have also submitted a Voluntary Annexation Petition consistent with the Morrisville Durham Annexation Agreement.

The applicant has requested Town Council to consider expediting the decision at the August 11, 2015 Briefing Meeting.

Background Information

Petitioner	Michael Kane with Capital Civil Engineering, PLLC on behalf of the property owners
Property Owners	Rich Horn - SCP Slater, LLC, Richard Jones and Linda Hester, E. C. Perry
Location	0 Slater Road, 702 Slater Road, 710 Slater Road, 720 Slater Road, 728 Slater Road, 740 Slater Road, and 3024 Slater Road
PINs	<p><u>Durham County PINs:</u></p> <p>0757-03-11-1042.DW 0757-03-01-5468.DW 0757-03-01-2597 0747-03-91-9675 0747-03-91-9562 0747-04-91-7477</p> <p><u>Wake County PINs:</u></p> <p>0757-01-6126 0757-01-7677 0757-10-2610</p>
Site Acreage	16.78 acres
Land Use Plan Designation	
Current	Office/Medium Density Residential
Proposed	Office

Zoning District	
Current	<u>Durham County:</u> Residential Rural (RR), and Industrial Light (IL) <u>Wake County:</u> Medium Density Residential (MDR)
Proposed	Conditional-Office/Institutional (C-OI)
Town Limits	The parcels are not in town limits. The applicant has also submitted Voluntary Annexation Petition for the unincorporated parcels.

Surrounding Development Information

North	I- 40 and I-540
East	Regional Activity Center (RAC) and Medium Density Residential (MDR) – <i>Vacant</i>
South	Residential Rural (RR) and Industrial Light (IL) (Durham) – <i>Vacant and Residential</i> High Density Residential (HDR) and Medium Density Residential (MDR) (Morrisville) - <i>Vacant and Residential</i>
West	I-540

Zoning Map – Subject Parcels

See **ATTH 04**.

Impact on Durham/Wake County Public Schools

As part of the conditional zoning application, the applicant included a sketch of the potential office buildings (**ATTH 03**). This development is located in both Durham and Wake counties and because the proposed use is nonresidential, there are no anticipated impacts to either school system.

Impact on Transportation Network

According to the Traffic Study (a reduced analysis using the latest-available traffic count information) (**ATTH 05**) prepared by Kimley-Horn and Associates, dated March 2015, the proposed rezoning would be adequately served by the existing street network. The analysis indicates that the intersection of Slater Road and Carrington Mill Boulevard will operate at a Level of Service (LOS) of D or better at build-out. While the analysis indicates that the site drives will operate at a LOS E in the PM peak hour, this is not uncommon at a stop-controlled minor-street approach of an intersection. A Transportation Impact Analysis, using updated traffic counts and studying a broader area, will be required prior to submission of a site plan.

Potential Options:

- Recommend approval of the zoning map amendment as proposed
- Recommend denial of the zoning map amendment as proposed
- Recommend conditions

Attachments:

- ATTH 01: Application and Property Owner Information
- ATTH 02: Petitioner Justification
- ATTH 03: Sketch Plan
- ATTH 04: Zoning Map – Subject Parcels
- ATTH 05: Traffic Study
- ATTH 06: Expedited Decision Request
- ATTH 07: Overall Zoning Map – UDO_Final_01July2014

Staff Recommendation:

The area proposed for rezoning is an area that is transitioning rapidly from single-family residential and vacant uses to multi-family uses and office buildings. The subject rezoning is located adjacent to I-40 and I-540 to the north and west and offices under construction in Perimeter Park to the south.

Because the proposed rezoning is generally consistent with the Town's adopted Plans and Policies and is compatible with existing nearby development, the Planning Department recommends approval of the proposed rezoning to Conditional-Office/Institutional (C-OI), subject to the following condition:

1. The following uses shall be prohibited:
 - a. Indoor Kennel
 - b. Cemetery

Advisory Board/Committee Review:

Board/Committee Recommendation:

June 11, 2015: (DRAFT)

MOTION: *Member Willis* made a motion that if the properties were annexed by Town Council, the Board recommended that Town Council adopt the Rezoning 15-04 Slater Road as stated in the Briefing Sheet with the condition of prohibiting indoor kennels and cemeteries and that if the Town Council adopts the Land Use Plan amendment, the rezoning would be consistent with the Town's Plans.

Mr. Davis seconded the motion, which passed unanimously.

Advisory Board/Committee Meeting Date and Minutes:

June 11, 2015: (DRAFT)

2015-028 REZ 15-04 Slater Road properties (Wake and Durham)

Mr. Wadkins presented the rezoning for 15-04, which included property that was located in both Durham and Wake Counties. The parcels were slightly different from Land Use Plan Amendment as *Mr. Kane* mentioned. A portion of the subject property was already zoned office. The acreage was a little less than 17 acres and the rezoning districts were residential rural and industrial light in Durham and medium density residential in Wake County and they were requesting to rezone that to Condition OI in Morrisville with the condition prohibiting indoor kennel and cemetery.

Member Willis asked if there was a cemetery on the property.

Mr. Wadkins stated there was not. As they proceed, if as part of the existing condition sheet any kind of sheds, cemeteries, miscellaneous, etc. show up they would be addressed accordingly.

Mr. Wadkins stated that although the UDO Zoning Map shows the area was already zoned to MDR, staff found the rezoning cannot happen until it is annexed into the Town of Morrisville. Annexations do not come before the Planning & Zoning Board, but go directly to Town Council and that the annexation for these properties is scheduled to go to Council in July. Again, the subject properties are located on Slater Road and total a little less than 17 acres. Some of the properties were in Durham and a small area was located in Wake County and the property immediately across where Carrington Mill Boulevard stubs at Slater is also part of this rezoning. There was a house located on one of the properties owned by the Marsh's. The developer's rationale was the location of I-540 and I-40. One of the existing parcels was zoned Office so the rezoning was consistent with the surrounding districts as well as the Land Use Plan Amendment recommended earlier. A general traffic study had been completed and a more detailed one would be required as part of the site plan submittal, but based on that, the traffic study showed that the development would impact the road, but would be addressed through mitigation. Based on all the information, the location of the surrounding uses, future and the rapidly transitioning area, staff believed the rezoning was consistent with Town Comprehensive Plans and supported the conditional rezoning with the one condition prohibiting the two uses. This required a Public Comment Session and there were two individuals signed-up to speak.

Vice Chairman Prichard opened the Public Comment Session for the rezoning at 6:57 p.m.

Michael Kane, Capital Civil Engineering, Apex, North Carolina. As stated earlier our firm believed this was a prime location for an office development being at I-40 and I-540. We were planning something in the nature of two office buildings, five stories each. The first one would be located on the already zoned land in Wake County and Phase II on parcels that were currently in Durham. They would be seeking Administrative Site Plans so they were not looking for anything outside of the box for special approvals, they would meet all of the Town's rules for tree preservation, stormwater management. As *Mr. Wadkins* mentioned, they had a Traffic Impact Analysis underway to make sure that turn lanes and tapers were provided for safe access for the site and surrounding community. He said he would be available for any questions.

Jim Tully, Development Construction Insite, representing the developer. The project would be a typical product for that area. The five stories on the interstate, the signage was something that would be valuable and very similar to what you would see out there.

Vice Chairman Prichard asked if there was anyone else who wanted to speak on the topic.

The Public Comment Session was closed at 6:59 p.m.

Member Willis asked *Mr. Tully* if this was a speculation building or were there tenants arranged.

Mr. Tully stated it was a speculative building and our firm will be trying to secure tenants during the construction phase.

Member Botha asked how the construction would affect the Marsh's.

Mr. Tully stated the developer already had their parcel under contract and the Purchase and Sale Agreement had the occupancy terms defined.

Vice Chairman Prichard asked when tenants were secured, where would they travel to and from and how would that relate to the Traffic Impact Study.

Mr. Wadkins said Staff would be looking at the traffic impact closer with the office Site Plan and the full Transportation Impact Analysis (TIA). Where they would come from, the origin of destination and while it was hard to tell, he expected tenants would be travelling from I-40 toward Airport Boulevard or coming from Durham, but there has not been enough evaluation to determine that fully.

Vice Chairman Prichard stated to access either I-40 or I-540; they would have to use Slater presumably down to Airport.

Mr. Wadkins said that was correct, or they could take Carrington Mill down to 54, or go North on Slater and cut across Shiloh on Shiloh Glen Drive by Wal-Mart.

Mr. Tully stated that Shiloh Glen would be an entrance and some would travel from Airport to Slater going north toward Durham. It would easiest to keep on Slater and go to I-40. There were approximately five paths out from that site.

Member Willis asked if Slater was still a dirt road at some point.

Vice Chairman Prichard asked Mr. Wadkins as the Board framed their motion, would they need to make it conditional on the annexation, then they would recommend.

Mr. Wadkins stated if the property gets annexed and the Land Use Plan Amendment was approved, then it would be consistent, but the consistency statement related to the comp plans.

MOTION: Member Willis made a motion that if the properties were annexed by Town Council, the Board recommended that Town Council adopt the Rezoning 15-04 Slater Road as stated in the Briefing Sheet with the condition of prohibiting indoor kennels and cemeteries and that if the Town Council adopts the Land Use Plan amendment, the rezoning would be consistent with the Town’s Plans.

Mr. Davis seconded the motion, which passed unanimously.

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 checked="" 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
Perspectives and Goals Additional Comments:	
NONE	
Resource Impact:	
Staff time required if item is approved:	Medium
Other Potential Impacts:	
NONE APPLICABLE	

Staff Coordination:

Check the box for those required to comment on left. To comment-click in the box and select. (Update is used when information has significantly changed from the first briefing.)

Required	Staff Member	Briefing	Update
<input checked="" type="checkbox"/>	Town Manager	Reviewed	No Comment
<input checked="" type="checkbox"/>	Assistant Town Manager	Agree	No Comment
<input checked="" type="checkbox"/>	Town Clerk	Reviewed	No Comment
<input checked="" type="checkbox"/>	Public Information Officer	Reviewed	No Comment
<input type="checkbox"/>	Senior Director Special Projects	No Comment	No Comment
<input type="checkbox"/>	Budget Manager	No Comment	No Comment
<input type="checkbox"/>	Controller	No Comment	No Comment
<input type="checkbox"/>	Information Technology Director	No Comment	No Comment
<input type="checkbox"/>	Contracting and Purchasing Manager	No Comment	No Comment
<input checked="" type="checkbox"/>	Senior Director Development Services	Reviewed	No Comment
<input checked="" type="checkbox"/>	Planning Director	Agree	No Comment
<input type="checkbox"/>	Town Engineer	No Comment	No Comment
<input type="checkbox"/>	Building Codes Administrator	No Comment	No Comment
<input type="checkbox"/>	Economic Development	No Comment	No Comment
<input type="checkbox"/>	Risk Manager/Safety Officer	No Comment	No Comment
<input type="checkbox"/>	Police Chief	No Comment	No Comment
<input type="checkbox"/>	Fire Chief	No Comment	No Comment
<input type="checkbox"/>	Parks & Recreation Director	No Comment	No Comment
<input type="checkbox"/>	Public Works Director	No Comment	No Comment
<input type="checkbox"/>	Town Attorney	No Comment	No Comment
<input type="checkbox"/>	Human Resources Manager	No Comment	No Comment
Disagree or comment, explain:			

Public Information Plan:			
<input checked="" type="checkbox"/>	Public Hearing	<input type="checkbox"/>	Newspaper Notice
<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 checked="" 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:			



**RESOLUTION 2015-028 OF THE MORRISVILLE TOWN COUNCIL PERTAINING TO
THE ADOPTION OF THE PLAN CONSISTENCY REVIEW STATEMENT FOR THE
ZONING MAP AMENDMENT (REZ 15-04)**

WHEREAS, effective January 1st, 2006, North Carolina General Statute 160A-383 requires that “when adopting or rejecting any zoning amendment” each local governing board “shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and any other officially adopted plan that is applicable, and briefly explaining why the board considers the action taken to be reasonable and in the public interest”; and

WHEREAS, the Planning and Zoning Board held a Public Comment Session on June 11, 2015 on the proposed Town of Morrisville Zoning Map amendment; and

WHEREAS, the Planning and Zoning Board forwarded a recommendation of approval at the June 11, 2015 meeting on the proposed Town of Morrisville Zoning Map amendment; and

WHEREAS, Town Council was presented with the Planning and Zoning Board recommendation at the July 14, 2015 meeting; and

WHEREAS, the Town Council held a Public Hearing on July 28, 2015 the proposed Town of Morrisville Zoning Map amendment; and

WHEREAS, the Town of Morrisville Zoning Map amendment was duly advertised and a notice published in the newspaper:

NOW, THEREFORE, BE IT RESOLVED THAT THE MORRISVILLE TOWN COUNCIL ADOPTS THE PLAN CONSISTENCY REVIEW STATEMENT BELOW:

Plan Consistency Review Statement for Proposed Zoning Map Amendment

This rezoning request is generally consistent with the Town of Morrisville’s adopted Land Use Plan, which designates the subject parcel as *Office (O) per LUP 15-02*; and

Policy 1A: Promote growth and development that contributes to and builds upon the Town’s overall image as a well-planned, attractive, livable, and unique community in the Triangle Region.

Policy 2D: Clearly communicate the character of development that is encouraged in the Town, including land use, design and development standards, utility extensions, and transportation needs/design.

Because the rezoning would allow an office use in a rapidly transitioning area with nearby offices and areas planned for office and institutional development, the adoption of the proposed rezoning request to Conditional – Office/Institutional (C-O/I) is reasonable and in the public interest.

As a result, this zoning map amendment is consistent with the Town of Morrisville's adopted plans.

Adopted this the 11th day of August 2015.

Mark Stohlman, Mayor

ATTEST:

Erin L. Hudson, Town Clerk



**ORDINANCE 2015-028 OF THE MORRISVILLE TOWN COUNCIL PERTAINING TO
REZONING A PARCEL ON THE TOWN OF MORRISVILLE ZONING MAP TO
CONDITIONAL-OFFICE/INSTITUTIONAL (C-OI) (REZ 15-04)**

WHEREAS, Michael Kane with Capital Civil Engineering, PLLC on behalf of the property owners is requesting a conditional use rezoning to for properties totaling 16.78 acres located at 0 Slater Road, 702 Slater Road, 710 Slater Road, 720 Slater Road, 728 Slater Road, 740 Slater Road, and 3024 Slater Road to Conditional-Office/Institutional (C-OI). The subject parcels are specifically identified as follows:

Durham County PINs:

0757-03-11-1042.DW
0757-03-01-5468.DW
0757-03-01-2597
0747-03-91-9675
0747-03-91-9562
0747-04-91-7477

Wake County PINs:

0757-01-6126
0757-01-7677
0757-10-2610; and

WHEREAS, the rezoning request was duly advertised and the subject of a public comment session by the Planning and Zoning Board on June 11, 2015; and

WHEREAS, the Planning and Zoning Board forwarded a recommendation of approval to Town Council; and

WHEREAS, this rezoning request was presented to the Morrisville Town Council on July 14, 2015; and

WHEREAS, this rezoning request was duly advertised and was the subject of a public hearing by the Morrisville Town Council on July 28, 2015; and

WHEREAS, the rezoning request was duly considered and deferred to the August 11, 2015 Town Council meeting for action:

NOW, THEREFORE, BE IT ORDAINED BY THE MORRISVILLE TOWN COUNCIL THAT:

The Zoning Map of the Town of Morrisville is hereby amended by rezoning properties totaling 16.78 acres, located at 0 Slater Road, 702 Slater Road, 710 Slater Road, 720 Slater Road, 728 Slater Road, 740 Slater Road, and 3024 Slater Road and specifically identified as Durham County PINs 0757-03-11-1042.DW, 0757-03-01-5468.DW, 0757-03-01-2597, 0747-03-91-9675, 0747-03-91-9562, 0747-04-91-7477, and 0746-82-

8712 and Wake County PINs 0757-01-6126, 0757-01-7677, 0757-10-2610 to Conditional-Office/Institutional (C-OI), subject to the following condition:

1. The following uses shall be prohibited:
 - a. Indoor Kennel
 - b. Cemetery

Ordained this 11th day of August 2015.

Mark Stohlman, Mayor

ATTEST:


Erin L. Hudson, Town Clerk

APPENDIX D. APPLICATIONS, PERMIT REQUESTS, AND PERFORMANCE GUARANTEE/REDUCTION FORMS

D.1. General Application

This short application form serves as a cover sheet for all applications, except of for Sign Permit Approval (see D.6). It provides basic information identifying the type of application, the applicant, and the property for which the application applies. Unless otherwise noted, all applications shall be delivered to 260B Town Hall Drive, Morrisville, NC 27560. The mailing address is PO Box 166, Morrisville, NC 27560.

	<h2 style="margin: 0;">General Application</h2>	Date Received : _____ Date Accepted for Review: _____ File Number: _____ HTE Number: _____ Staff Lead: _____
Type of Application (Check All that Apply)		
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Floodplain Development Permit	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Grave Removal Request	<input type="checkbox"/> Stream Origin Determination
<input type="checkbox"/> Annexation	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Street Vendor Permit
<input type="checkbox"/> Alternative Equivalent Compliance	<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Stormwater As-Builts
<input type="checkbox"/> Bulletin Drawing	<input checked="" type="checkbox"/> Rezoning, Conditional	<input type="checkbox"/> Stormwater Plan Review
<input type="checkbox"/> Alternative Standards (EDCM)	<input type="checkbox"/> Rezoning, General	<input type="checkbox"/> Text Amendment
<input type="checkbox"/> Comprehensive Plan Map Amendment	<input type="checkbox"/> Rezoning, Planned Development	<input type="checkbox"/> Type 1 Subdivision Preliminary Plat Approval
<input type="checkbox"/> Comprehensive Plan Text Amendment	<input type="checkbox"/> Rezoning, Planned Development: Minor Modification	<input type="checkbox"/> Type 1 Subdivision Preliminary Plat Approval: Minor Modification
<input type="checkbox"/> Conceptual Master Plan Approval	<input type="checkbox"/> Right-of-Way Encroachment Agreement (structures in r/w)	<input type="checkbox"/> Type 2 Subdivision Preliminary Plat Approval
<input type="checkbox"/> Conceptual Master Plan: Minor Modification	<input type="checkbox"/> Riparian Buffer No Practical Alternatives Determination	<input type="checkbox"/> Type 2 Subdivision Preliminary Plat Approval: Minor Modification
<input type="checkbox"/> Construction Plan Approval	<input type="checkbox"/> Road Closing	<input type="checkbox"/> Type 3 Subdivision Approval
<input type="checkbox"/> Construction Plan Approval: Minor Modification	<input type="checkbox"/> Road Renaming	<input type="checkbox"/> Variance: General
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Site Plan Approval, Major	<input type="checkbox"/> Variance: Stormwater
<input type="checkbox"/> Final Plat: Determination of Subdivision Exclusion	<input type="checkbox"/> Site Plan Approval, Minor Modification	<input type="checkbox"/> Variance: Riparian Buffer
<input type="checkbox"/> Final Plat: Right-of-Way Dedication	<input type="checkbox"/> Site Plan Approval, Minor	
<input type="checkbox"/> Final Plat: Type 1	<input type="checkbox"/> Site Plan Approval, Minor: Minor Modification	
<input type="checkbox"/> Final Plat: Type 2	<input type="checkbox"/> Site-Specific Development Plan Designation	
Applicant		Owner
Name: Michael J. Kane - Capital Civil Engineering		Name: Perry, E.C.
Mailing Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502		Mailing Address: 165 Morning Glory Dr Pell City, AL 35128
E-mail Address: mkane@capitalcivil.com		E-mail Address:
Phone Number: 919 249-8587		Phone Number:
Contact Person (if not the applicant)		Property Location
Name:		Location (e.g., east side of Smith St, approximately 750 feet south of its intersections with Jones Ave.): North side of Slater Road adjacent to I540
Mailing Address:		
E-mail Address:		
Phone Number:		

Property Description	
Development Name: Slater Office 2	Parcel Address: 740 Slater Road
Parcel Identification Number (PIN): 0747-04-91-7477	Town Limits (check one) note: annexation may be required
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Site Acreage: 1.70	Proposed Use: Office
Zoning: O&I Conditional requested	Overlay Zoning:
Subdivisions Only	
Number of Lots:	Predevelopment per acre value:
I/We hereby certify that all information furnished in this application, and included materials, are true to the best of my/our knowledge.	
 _____ Signature	5/15/2015 _____ Date

REZ 15-
Slater Road Office Campus – SE corner of I-40 and I-540
Proposed Conditions

1. The following uses shall be excluded: Indoor Kennel; Cemetery.


Owner Signature: E. C. Perry Date: 2/26/15


Owner Name Printed: E. C. PERRY

APPENDIX D. APPLICATIONS, PERMIT REQUESTS, AND PERFORMANCE GUARANTEE/REDUCTION FORMS

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	<h2 style="margin: 0;">General Application</h2>	Date Received : _____ Date Accepted for Review: _____ File Number: _____ HTE Number: _____ Staff Lead: _____
Type of Application (Check All that Apply)		
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Floodplain Development Permit	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Grave Removal Request	<input type="checkbox"/> Stream Origin Determination
<input type="checkbox"/> Annexation	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Street Vendor Permit
<input type="checkbox"/> Alternative Equivalent Compliance	<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Stormwater As-Builts
<input type="checkbox"/> Bulletin Drawing	<input checked="" type="checkbox"/> Rezoning, Conditional	<input type="checkbox"/> Stormwater Plan Review
<input type="checkbox"/> Alternative Standards (EDCM)	<input type="checkbox"/> Rezoning, General	<input type="checkbox"/> Text Amendment
<input type="checkbox"/> Comprehensive Plan Map Amendment	<input type="checkbox"/> Rezoning, Planned Development	<input type="checkbox"/> Type 1 Subdivision Preliminary Plat Approval
<input type="checkbox"/> Comprehensive Plan Text Amendment	<input type="checkbox"/> Rezoning, Planned Development: Minor Modification	<input type="checkbox"/> Type 1 Subdivision Preliminary Plat Approval: Minor Modification
<input type="checkbox"/> Conceptual Master Plan Approval	<input type="checkbox"/> Right-of-Way Encroachment Agreement (structures in r/w)	<input type="checkbox"/> Type 2 Subdivision Preliminary Plat Approval
<input type="checkbox"/> Conceptual Master Plan: Minor Modification	<input type="checkbox"/> Riparian Buffer No Practical Alternatives Determination	<input type="checkbox"/> Type 2 Subdivision Preliminary Plat Approval: Minor Modification
<input type="checkbox"/> Construction Plan Approval	<input type="checkbox"/> Road Closing	<input type="checkbox"/> Type 3 Subdivision Approval
<input type="checkbox"/> Construction Plan Approval: Minor Modification	<input type="checkbox"/> Road Renaming	<input type="checkbox"/> Variance: General
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Site Plan Approval, Major	<input type="checkbox"/> Variance: Stormwater
<input type="checkbox"/> Final Plat: Determination of Subdivision Exclusion	<input type="checkbox"/> Site Plan Approval, Minor Modification	<input type="checkbox"/> Variance: Riparian Buffer
<input type="checkbox"/> Final Plat: Right-of-Way Dedication	<input type="checkbox"/> Site Plan Approval, Minor	
<input type="checkbox"/> Final Plat: Type 1	<input type="checkbox"/> Site Plan Approval, Minor: Minor Modification	
<input type="checkbox"/> Final Plat: Type 2	<input type="checkbox"/> Site-Specific Development Plan Designation	
Applicant		Owner
Name: Michael J. Kane - Capital Civil Engineering		Name: Jones, Richard & Hester, Linda
Mailing Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502		Mailing Address: 3600 West Mill Forest Ct Raleigh, NC 27606
E-mail Address: mkane@capitalcivil.com		E-mail Address:
Phone Number: 919 249-8587		Phone Number: 919 231-4629
Contact Person (if not the applicant)		Property Location
Name:		Location (e.g., east side of Smith St, approximately 750 feet south of its intersections with Jones Ave.): North side of Slater Road beginning ±700' west of Carrington Mill Blvd and extending west to I540
Mailing Address:		
E-mail Address:		
Phone Number:		

Property Description		
Development Name: Slater Office 2	Parcel Address: 720, 710 & 702 Slater Road	
Parcel Identification Number (PIN): See Below	Town Limits (check one) note: annexation may be required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Site Acreage: 4.83, 4.83 & 4.83 = 14.49 total	Proposed Use: Office	
Zoning: O&I Conditional requested	Overlay Zoning:	
Subdivisions Only		
Number of Lots:	Predevelopment per acre value:	
I/We hereby certify that all information furnished in this application, and included materials, are true to the best of my/our knowledge.		
 _____ Signature		5/15/2015 _____ Date



Key Map #	Owner	Address	PIN	Acreage
5			0757-03-01-5468.DW	
5B			0757-01-6126	
5C	Jones Hester	702 Slater Rd	0757-01-7677	4.83
4	Jones Hester	710 Slater Rd	0757-03-01-2597	4.83
3	Jones Hester	720 Slater Rd	0747-03-91-9675	4.83

REZ 15-
Slater Road Office Campus – SE corner of I-40 and I-540
Proposed Conditions

1. The following uses shall be excluded: Indoor Kennel; Cemetery.

Owner Signature: Linda J. Hester Date: 2/25/2015


Owner Name Printed: Linda J. Hester


Richard R. Jones, Jr.
RICHARD R. JONES, JR. 3/2/2015

APPENDIX D. APPLICATIONS, PERMIT REQUESTS, AND PERFORMANCE GUARANTEE/REDUCTION FORMS

D.1. General Application

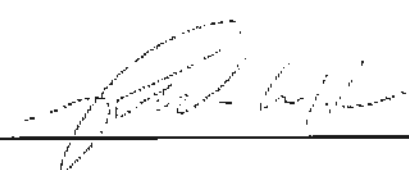
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	<h2 style="margin: 0;">General Application</h2>	Date Received : _____ Date Accepted for Review: _____ File Number: _____ HTE Number: _____ Staff Lead: _____
Type of Application (Check All that Apply)		
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Floodplain Development Permit	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Grave Removal Request	<input type="checkbox"/> Stream Origin Determination
<input type="checkbox"/> Annexation	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Street Vendor Permit
<input type="checkbox"/> Alternative Equivalent Compliance	<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Stormwater As-Builts
<input type="checkbox"/> Bulletin Drawing	<input checked="" type="checkbox"/> Rezoning, Conditional	<input type="checkbox"/> Stormwater Plan Review
<input type="checkbox"/> Alternative Standards (EDCM)	<input type="checkbox"/> Rezoning, General	<input type="checkbox"/> Text Amendment
<input type="checkbox"/> Comprehensive Plan Map Amendment	<input type="checkbox"/> Rezoning, Planned Development	<input type="checkbox"/> Type 1 Subdivision Preliminary Plat Approval
<input type="checkbox"/> Comprehensive Plan Text Amendment	<input type="checkbox"/> Rezoning, Planned Development: Minor Modification	<input type="checkbox"/> Type 1 Subdivision Preliminary Plat Approval: Minor Modification
<input type="checkbox"/> Conceptual Master Plan Approval	<input type="checkbox"/> Right-of-Way Encroachment Agreement (structures in r/w)	<input type="checkbox"/> Type 2 Subdivision Preliminary Plat Approval
<input type="checkbox"/> Conceptual Master Plan: Minor Modification	<input type="checkbox"/> Riparian Buffer No Practical Alternatives Determination	<input type="checkbox"/> Type 2 Subdivision Preliminary Plat Approval: Minor Modification
<input type="checkbox"/> Construction Plan Approval	<input type="checkbox"/> Road Closing	<input type="checkbox"/> Type 3 Subdivision Approval
<input type="checkbox"/> Construction Plan Approval: Minor Modification	<input type="checkbox"/> Road Renaming	<input type="checkbox"/> Variance: General
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Site Plan Approval, Major	<input type="checkbox"/> Variance: Stormwater
<input type="checkbox"/> Final Plat: Determination of Subdivision Exclusion	<input type="checkbox"/> Site Plan Approval, Minor Modification	<input type="checkbox"/> Variance: Riparian Buffer
<input type="checkbox"/> Final Plat: Right-of-Way Dedication	<input type="checkbox"/> Site Plan Approval, Minor	
<input type="checkbox"/> Final Plat: Type 1	<input type="checkbox"/> Site Plan Approval, Minor: Minor Modification	
<input type="checkbox"/> Final Plat: Type 2	<input type="checkbox"/> Site-Specific Development Plan Designation	
Applicant		Owner
Name: Michael J. Kane - Capital Civil Engineering		Name: SCP Slater, LLC c/o Rich Horn
Mailing Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502		Mailing Address: 280 E 96th St, Ste 160 Indianapolis, IN 46240
E-mail Address: mkane@capitalcivil.com		E-mail Address: rhorn@strategiccapitalpartners.net
Phone Number: 919 249-8587		Phone Number: 317 891-1888
Contact Person (if not the applicant)		Property Location
Name:		Location (e.g., east side of Smith St, approximately 750 feet south of its intersections with Jones Ave.):
Mailing Address:		North side of Slater Road beginning ±100' west and ending ±700' west of Carrington Mill Blvd.
E-mail Address:		
Phone Number:		

Property Description	
Development Name: Slater Office 1	Parcel Address: 0 Slater Road
Parcel Identification Number (PIN): 0757-03-11-1042.DW	Town Limits (check one) note: annexation may be required
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Site Acreage: 0.10 (portion of property in Durham Co)	Proposed Use: Office
Zoning: O&I Conditional requested	Overlay Zoning:
Subdivisions Only	
Number of Lots:	Predevelopment per acre value:
I/We hereby certify that all information furnished in this application, and included materials, are true to the best of my/our knowledge.	
 _____ Signature	5/15/2015 _____ Date

**REZ 15-
Slater Road Office Campus – 5E corner of I-40 and I-540
Proposed Conditions**

1. The following uses shall be excluded: Indoor Kennel and Cemetery.


Owner Signature:  Date: 5/13/2015


Owner Name Printed: Rich Horn

APPENDIX D. APPLICATIONS, PERMIT REQUESTS, AND PERFORMANCE GUARANTEE/REDUCTION FORMS

D.1. General Application

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Applicant		Owner
Name: Michael J. Kane - Capital Civil Engineering		Name: SCP Slater, LLC
Mailing Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502		Mailing Address: 280 E 96th St, Ste 160 Indianapolis, IN 46240
E-mail Address: mkane@capitalcivil.com		E-mail Address: rhorn@strategiccapitalpartners.net
Phone Number: 919 249-8587		Phone Number: 317 819-1881
Contact Person (if not the applicant)		Property Location
Name:		Location (e.g., east side of Smith St, approximately 750 feet south of its intersections with Jones Ave.): North side of Slater Road at intersection with Carrington Mill Blvd.
Mailing Address:		
E-mail Address:		
Phone Number:		

Property Description	
Development Name: Slater Office 1	Parcel Address: 3024 Slater Road
Parcel Identification Number (PIN): 0757-10-2610	Town Limits (check one) note: annexation may be required
	<input type="checkbox"/> Yes
	<input checked="" type="checkbox"/> No
Site Acreage: 0.33	Proposed Use: Office
Zoning: MDR current, O&I Conditional requested	Overlay Zoning:
Subdivisions Only	
Number of Lots:	Predevelopment per acre value:
I/We hereby certify that all information furnished in this application, and included materials, are true to the best of my/our knowledge.	
 Signature	7/16/2015 Date

REZ 15-04

Slater Road Office Campus – SE corner of I-40 and I-540

Proposed Conditions for 3024 Slater Road, parcel 0757-10-2610.

1. The following uses shall be excluded: Indoor Kennel and Cemetery.

Owner Signature: _____



Date: _____

7-16-15


Owner Name Printed: _____


RICHARD W HORN

APPENDIX D. APPLICATIONS, PERMIT REQUESTS, AND PERFORMANCE GUARANTEE/REDUCTION FORMS

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E-mail Address: mkane@capitalcivil.com		E-mail Address: rhorn@strategiccapitalpartners.net
Phone Number: 919 249-8587		Phone Number: 317 819-1881
Contact Person (if not the applicant)		Property Location
Name:		Location (e.g., east side of Smith St, approximately 750 feet south of its intersections with Jones Ave.): ±250' North of Slater Road and ±350' East of I540
Mailing Address:		
E-mail Address:		
Phone Number:		

Property Description	
Development Name: Slater Office 2	Parcel Address: 728 Slater Road
Parcel Identification Number (PIN): 0747-03-91-9562	Town Limits (check one) note: annexation may be required
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Site Acreage: 0.16	Proposed Use: Office
Zoning: O&I Conditional requested	Overlay Zoning:
Subdivisions Only	
Number of Lots:	Predevelopment per acre value:
I/We hereby certify that all information furnished in this application, and included materials, are true to the best of my/our knowledge.	
 Signature	7/16/2015 Date

REZ 15-04

Slater Road Office Campus – SE corner of I-40 and I-540

Proposed Conditions for 728 Slater Road, parcel 0747-03-91-9562.

1. The following uses shall be excluded: Indoor Kennel and Cemetery.

Owner Signature:  Date: 7-16-15

Owner Name Printed: RICHARD W HORN



- CAPITAL CIVIL ENGINEERING -

ZONE CHANGE – Statement of Justification

Slater Road Office Campus – Morrisville, North Carolina

May 15, 2015

LOCATION

The properties are situated at the crossroads of two major transportation corridors, with convenient vehicular access to both I-40 and I-540. While a few of the parcels currently lie in Durham County, the entire assemblage is within Morrisville's planning jurisdiction and an annexation is being processed as part our application. The entire assemblage of land will ultimately be within Morrisville's municipal limits.

SITE CHARACTERISTICS

As shown below, the property is currently vacant and wooded with topography sloping 20-30 feet in elevation from Slater Road down to the frontage with the interstates. The site is fully wooded and consists of a mix of pines, evergreens and hardwoods.



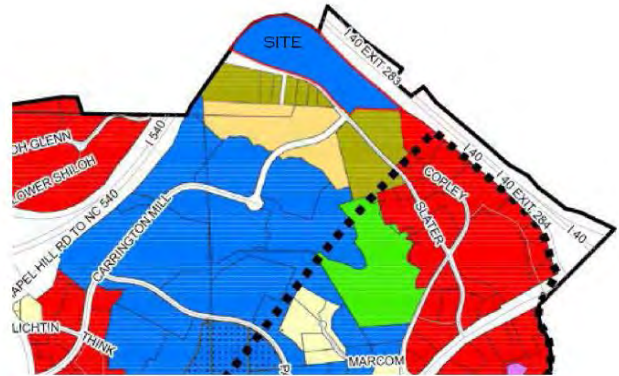
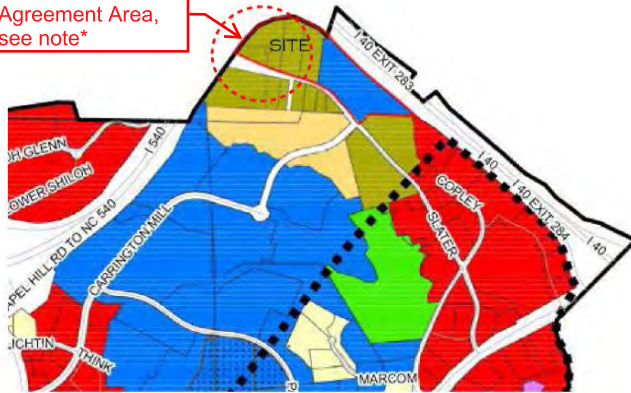
SURROUNDING ZONING DISTRICTS

As shown below, immediately south of Slater Road are a number of parcels zoned Medium and High Density Residential. Continuing south is the Perimeter Park office development which constitutes Morrisville’s largest concentration of office. To the east of the site is a small portion of land that is zoned medium density residential and then the remainder of the land between this site and Airport Boulevard is zoned Regional Activity Center, containing a mix of office and retail uses. Immediately north and west of the site is NCDOT right-of-way containing the interstate highways.

Current Zoning Map

Proposed Zoning Map

Durham/Morrisville Agreement Area, see note*

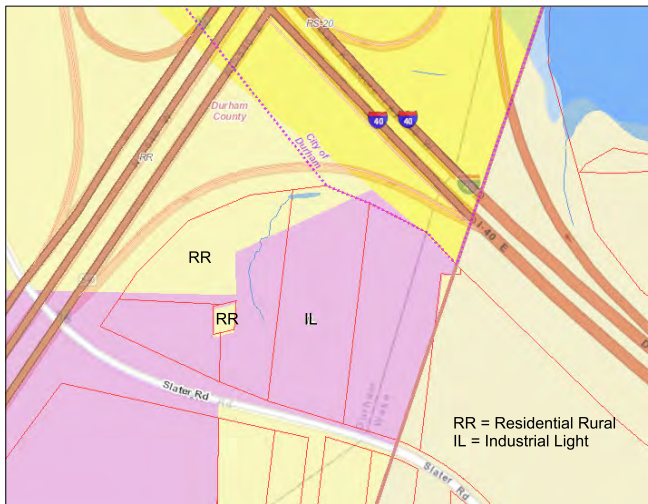


Legend

- | | |
|--|--|
|  Parks/Greenways/Open Space (PGO) |  Corridor Commercial (CC) |
|  Very Low Density Residential (VLDR) |  Office/Institutional (OI) |
|  Low Density Residential (LDR) | |
|  Medium Density Residential (MDR) | |
|  High Density Residential (HDR) | |
|  Regional Activity Center (RAC) | |

****Note:** Parcels in the Durham/Morrisville Agreement Area current have Durham zoning designation. See Durham Current Zoning Map Below.

Current Durham Zoning Map



2009 LAND USE PLAN

The proposed rezoning request matches the Office uses indicated on the 2009 Future Land Use Plan for the land at the intersection of I40 and I540.

ZONE CHANGE: STATEMENT OF JUSTIFICATION

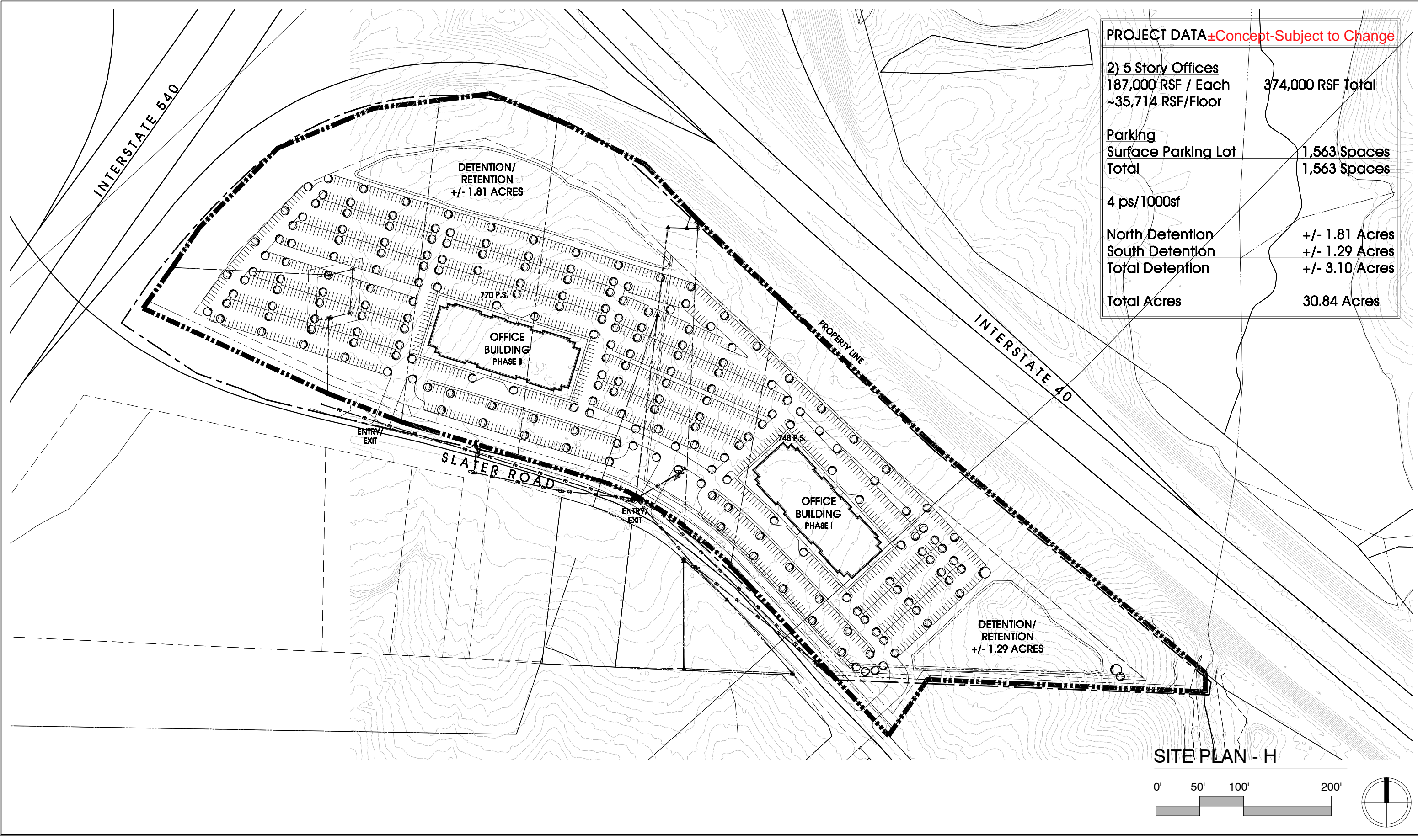
As previously discussed, a large portion of this property is currently zoned Office and Institutional. It is our intent to convert the remainder of the property north of Slater Road and continuing to the NCDOT right-of-way to Office and Institutional as well. Given this property's location along a major transportation corridor and its topographic challenges, it is not well suited for residential uses. Noise levels from the highways and the airport would pose a significant challenge to the establishment of a successful residential community at this location.

By contrast, this site is very well suited for an office use. It has excellent visibility from the major highways and multiple access points to both I-40 and I-540 from Page Road, NC 54 and Airport Boulevard. In addition, the sloping topography is ideal for split level buildings and/or tabletop parking decks, making this an excellent site for an office campus.

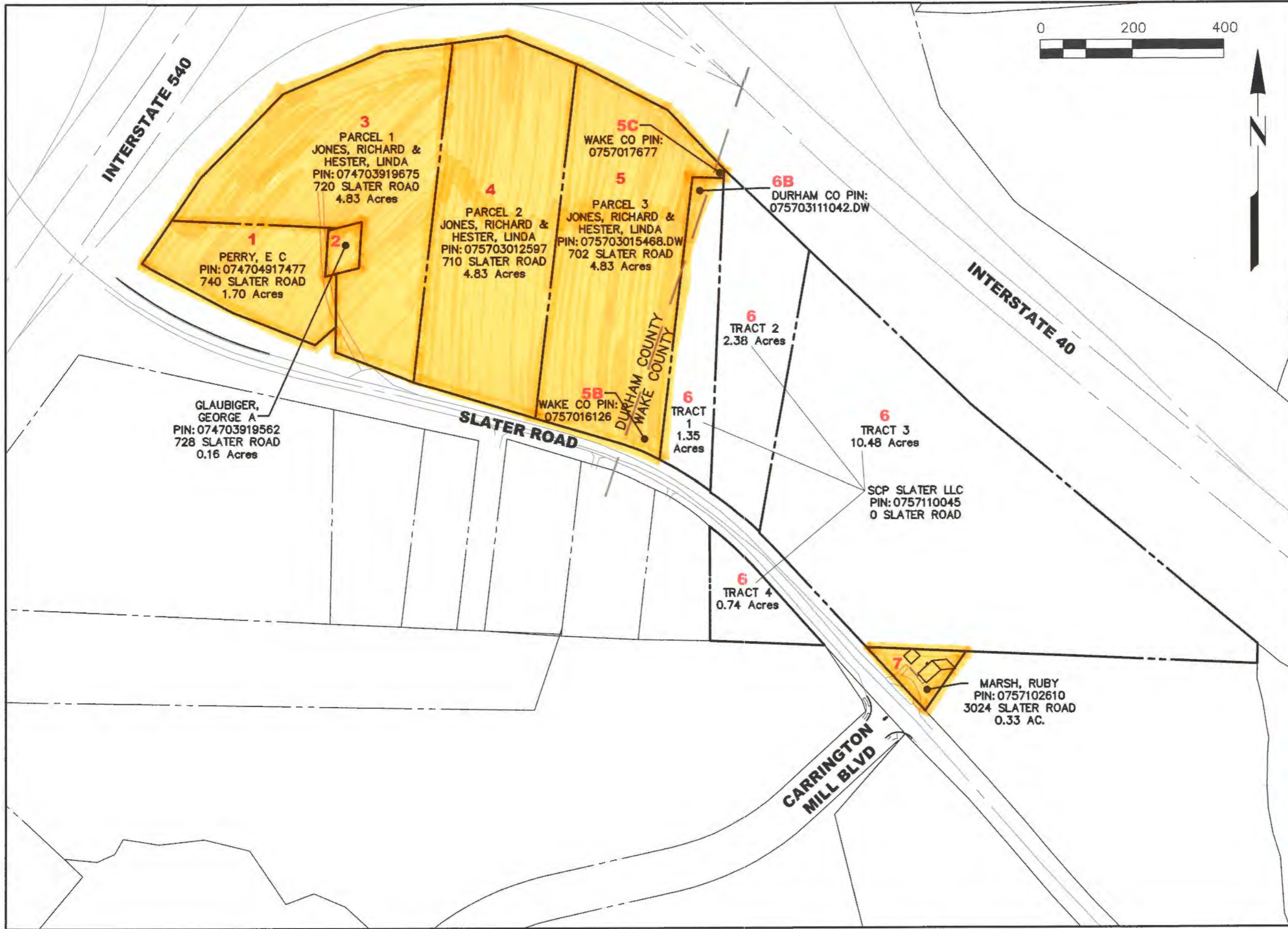
From a planning perspective, it makes sense to orient the higher intensity uses such as Office and commercial adjacent to the interstate on the north side of Slater Road. This will facilitate a sound transition to higher density residential uses that are likely to develop south of Slater Road in the remaining parcels north of Perimeter Park.

PROJECT DATA ±Concept-Subject to Change

2) 5 Story Offices 187,000 RSF / Each ~35,714 RSF/Floor	374,000 RSF Total
Parking Surface Parking Lot Total	1,563 Spaces 1,563 Spaces
4 ps/1000sf	
North Detention	+/- 1.81 Acres
South Detention	+/- 1.29 Acres
Total Detention	+/- 3.10 Acres
Total Acres	30.84 Acres



SITE PLAN - H



SLATER ROAD PROPERTIES

MORRISVILLE, NORTH CAROLINA

PROPERTY KEYMAP

DATE	MAY 13, 2015
FILE	41-3property keymap.dwg
ISSUED FOR	REFERENCE



- CAPITAL CIVIL ENGINEERING -

1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502
 PH 919 249-8567 FX 919 590-1687
 COPYRIGHT 2015 CAPITAL CIVIL ENGINEERING, PLLC P-0809



- CAPITAL CIVIL ENGINEERING -

1011 Pemberton Hill Rd, Ste 203, Apex, NC 27502

919 249-8587 ph

919 590-1687 fx

NC License No P-0809

May 15, 2015

Morrisville Town Council
 Morrisville Town Hall
 100 Town Hall Drive
 Morrisville, North Carolina 27560

Mayor Stohlman and Members of the Morrisville Town Council,

On behalf of the Applicant, SCP Slater LLC, we would like to petition the Morrisville Town Council to amend the official Zoning Map for the properties referenced below. The applicant requests that the Town of Morrisville Zoning Map designation for the Marsh property in Wake County to be changed from Medium Density Residential (MDR) to Conditional Use Office and Institutional (CU-OI) and the remaining properties which are part of the Durham/Morrisville Agreement Area be assigned Conditional Use Office and Institutional (CU-OI) upon annexation into the Town Limits. It is our client’s intent to build a high quality Class “A” office development at this key location situated at the crossroads of two major transportation corridors in our region.

The subject office development is a 30.9 acre assemblage of land located on the north side of Slater Road in the southeast quadrant of I-40 and I-540. Enclosed with this letter is a Key Map identifying the subject properties and below is a listing of the properties requiring rezoning.

Key Map #	Owner	Address	PIN	Acreage
7	Marsh	3024 Slater Rd	0757-10-2610	0.33
6B	SCP Slater, LLC	0 Slater Rd	0757-03-11-1042.DW	0.10
5 incl			0757-03-01-5468.DW	
5B			0757-01-6126	
5C	Jones Hester	702 Slater Rd	0757-01-7677	4.83
4	Jones Hester	710 Slater Rd	0757-03-01-2597	4.83
3	Jones Hester	720 Slater Rd	0747-03-91-9675	4.83
2	Glaubinger	728 Slater Rd	0747-03-91-9562	0.16
1	Perry	740 Slater Rd	0747-04-91-7477	1.70

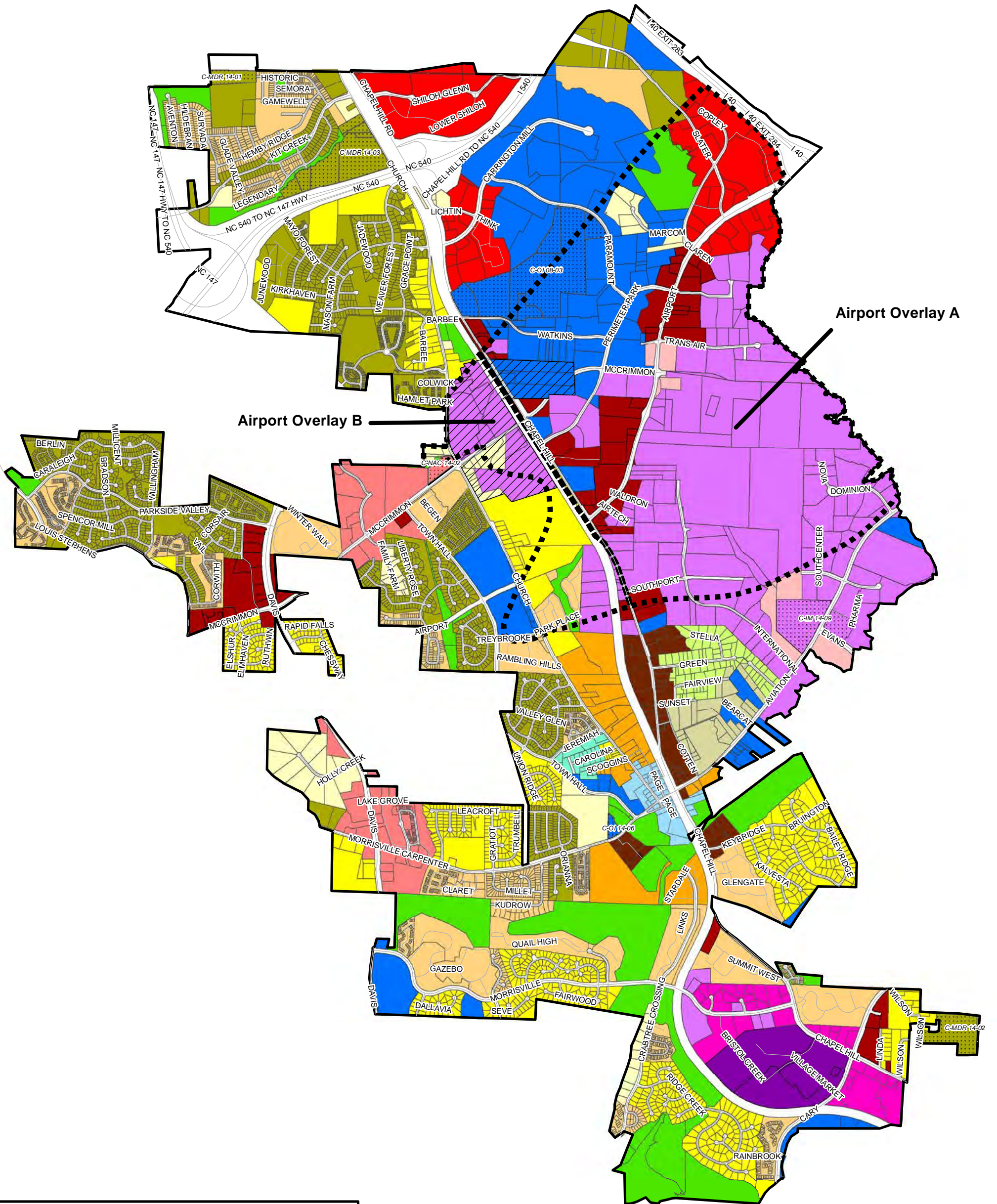
In support of this request a Statement of Justification is enclosed. Additionally we request that the Town Council decision is made at the first meeting in August in order that we may move forward as soon as possible. We look forward to presenting this project to you and working with you through the review process.

Respectfully,

Michael J. Kane, P.E.
 Capital Civil Engineering, PLLC

TOWN OF MORRISVILLE ZONING

ATTH 07



Airport Overlay B

Airport Overlay A

0 0.25 0.5 1 Miles

Legend

- Roads
- ▭ Morrisville Jurisdiction
- ▭ TOD Small Area Plan
- ▭ Airport Overlay-A
- ▭ Airport Overlay-B
- ▭ Parks/Greenways/Open Space (PGO)
- ▭ Very Low Density Residential (VLDR)
- ▭ Low Density Residential (LDR)
- ▭ Medium Density Residential (MDR)
- ▭ Conditional Medium Density Residential (C-MDR)
- ▭ High Density Residential (HDR)
- ▭ Neighborhood Activity Center (NAC)
- ▭ Conditional Neighborhood Activity Center (C-NAC)
- ▭ Business Activity Center (BAC)
- ▭ Community Activity Center (CAC)
- ▭ Regional Activity Center (RAC)
- ▭ Historic Crossroads Village (HCV)
- ▭ Main Street (MS)
- ▭ Town Center Commercial (TCC)
- ▭ Town Center Residential (TCR)
- ▭ Residential Transition (RT)
- ▭ Residential Neighborhood Preservation (RNP)
- ▭ Corridor Commercial (CC)
- ▭ Office/Institutional (OI)
- ▭ Conditional Office/Institutional (C-OI)
- ▭ Industrial Management (IM)
- ▭ Conditional Industrial Management (C-IM)
- ▭ Mixed Use Planned Development (MUPD)



TOWN OF MORRISVILLE ZONING

July 1st, 2014

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.