

Title: Text Change to Zoning Conditions TCZ-51-24: 9308 Fairbanks Drive, on the north side of Fairbanks Drive
Meeting Date: July 1, 2025
Meeting Type: City Council Meeting - First Tuesday - Afternoon & Evening Sessions
Department: Planning and Development - Planning (Long Range)
Sponsor: Bynum Walter

Agenda Content:

Text Change to Zoning Conditions TCZ-51-24: 9308 Fairbanks Drive, being Wake County PIN 0788026472.

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Current Zoning: Neighborhood Mixed-Use-3 stories-Conditional Use (NX-3-CU)

Requested Zoning: Neighborhood Mixed-Use-3 stories- Conditional Use (NX-3-CU)

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Approximately 2.67 acres are requested for text change to zoning conditions. This request would amend existing zoning conditions (adopted October 2000). Proposed conditions would prohibit several undesirable uses, such as public or private school, telecommunication tower, outdoor sports or entertainment facility, vehicle fuel sales, vehicle sales/rental, detention center, and minor vehicle repair; limit the number of dwelling units on the property to 60; and limit both office and retail uses to a maximum of 65,000 square feet each. The request removes zoning conditions regarding stormwater controls, height maximums, site lighting, right-of-way reimbursement, protective yards, screening of mechanical equipment, and tree preservation.

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Planning Commission unanimously (9 – 0) requests a 45-day extension of their review period to continue discussion of Text Change to Zoning Conditions TCZ-51-24. Planning Commission discussed the request on May 13 and deferred action to allow the applicant to resolve questions about the property boundary. The applicant has recently resolved boundary delineation of the parcel and is prepared to submit revised materials to document the correct extent of the parcel.

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The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

Recommended Action: Grant the Planning Commission a 45-day extension of their review period. The current deadline for action is July 14, 2025. If the extension is granted, the new deadline for action would be August 28, 2025.