

Zoning Map Amendment 17-12

This approval is consistent with the purposes, goals, objectives, and policies of the City's adopted policy guidance. The Palladium Development is a 74.4-acre PDM District that permits a mixture of commercial, office, industrial and multifamily uses. The proposed amendment pertains to a 1.5 acre portion of this district that has been graded to promote future development. A Sheetz convenience store is consistent with this development policy. The access point for the Sheetz convenience store is the point of contention with this zoning map amendment, and the public interest supports allowing that access point, as described below.

The current restrictions on access to this parcel placed on it by the City's zoning and other adopted plans, as well as the restrictions and approvals needed by the adjoining property owner, have created an undue burden on the developer and the business seeking to utilize this vacant parcel.

Zoning regulations must promote the public health, safety, and general welfare. Approval of the entrance off Wendover Avenue will do so by mitigating congestion issues within the Palladium transportation network where our current restrictions, combined with the development requirements, limit the property's ingress to only Brian Jordan Place and a right out only onto Gisbourne Drive.

Based on the site plan and current NCDOT Driveway Policy, the NCDOT, through its division engineer J.M. Mills, has agreed to the right in only deceleration lane off Wendover Avenue that has been presented by the applicant.

The revision of the current adopted plan called for by this zoning amendment is reasonable and in the public interest. Changes in the development of the Palladium area and future plans for development in the area have created an unmet need for fuel at the Palladium and surrounding area. Mitigating the undue burden of the limited access provided by the City's current zoning requirements on any property owner looking to develop this corner lot is reasonable and in the public interest through the promotion of commerce in the area.