



Long Beverage Expansion A1700015/Z1700037

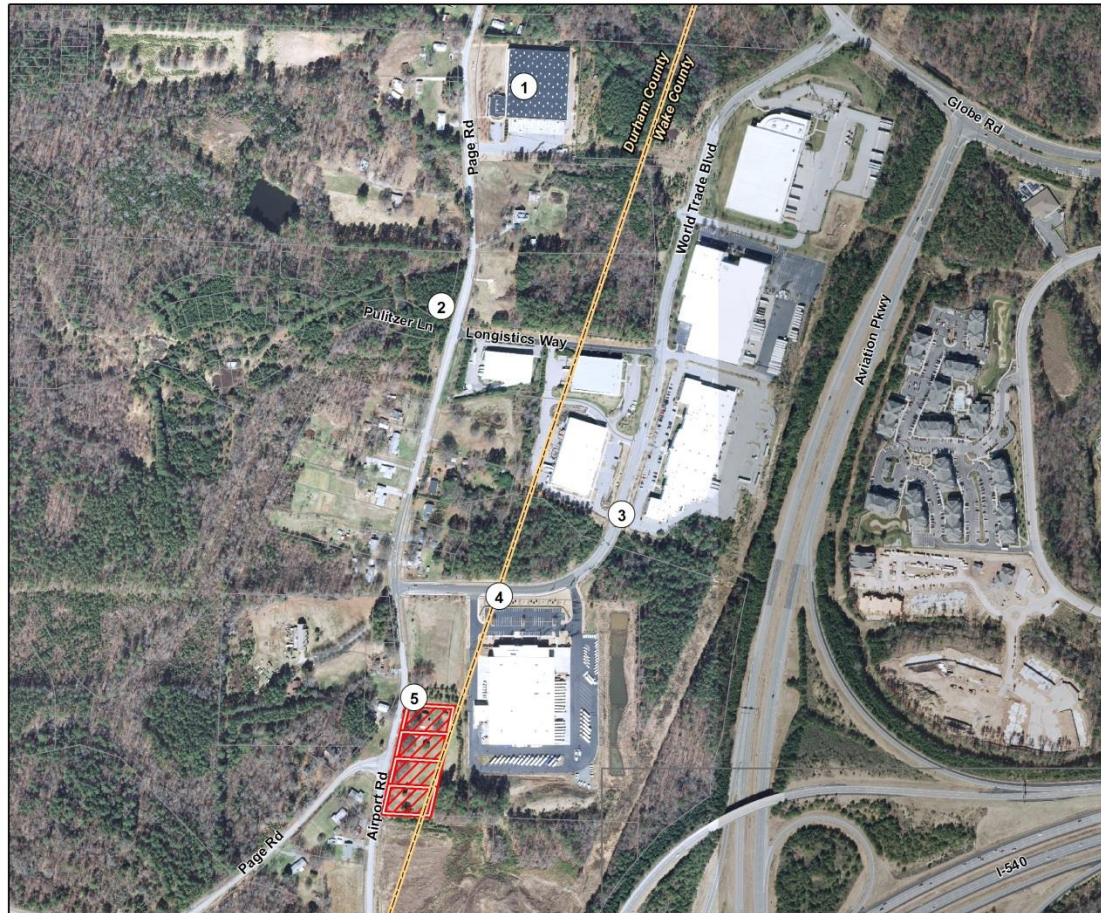
Zoning Map Change and
Plan Amendment Request



Case Summary

- Applicant: Patrick Byker, Morningstar
- Jurisdiction: County
- Site acreage: 2.187
- Proposal: All uses in the Industrial Light district
- Rezoning Request: Residential Rural (RR) to Industrial Light (IL), No development Plan
- FLUM Request: Office to Industrial

Attachment 2 - Aerial Map Long Beverage



Legend:

-  Case Area
-  Parcel Lines
-  County Limits

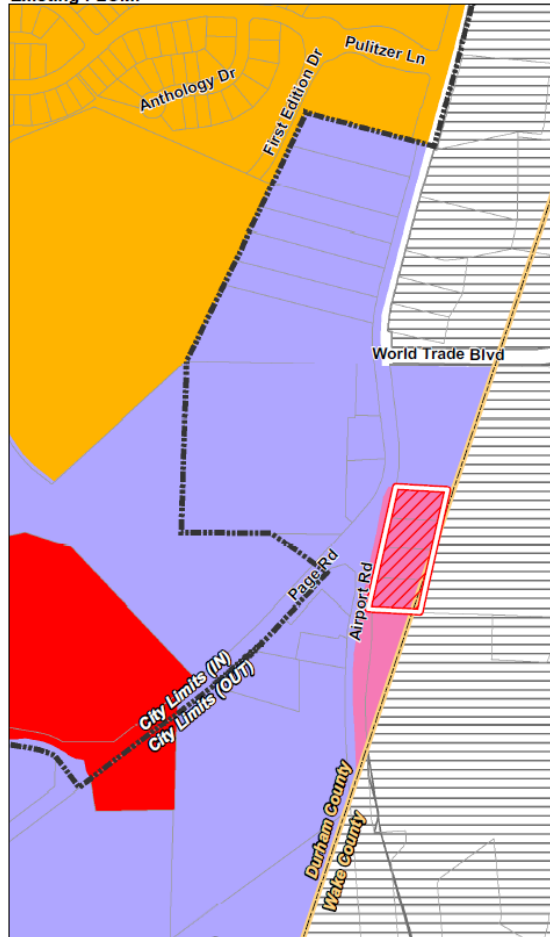


0 250 500
Feet



Future Land Use Map Long Beverage

Existing FLUM:



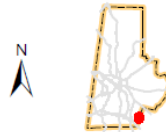
Legend:

- Case Area
- Parcel Lines
- City Limits

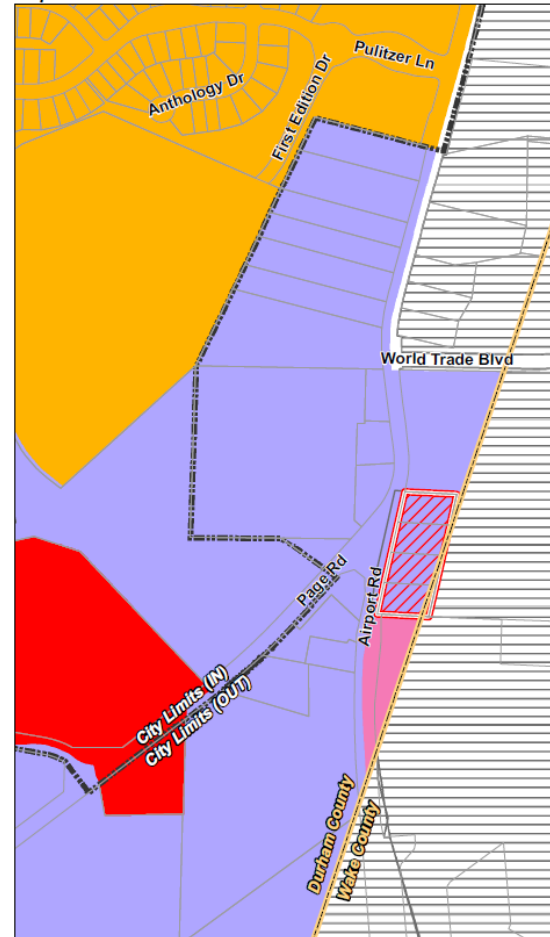
FLUM Designations:

- Medium Density Residential
- Office
- Commercial
- Industrial
- Other Jurisdiction

0 250 500 Feet



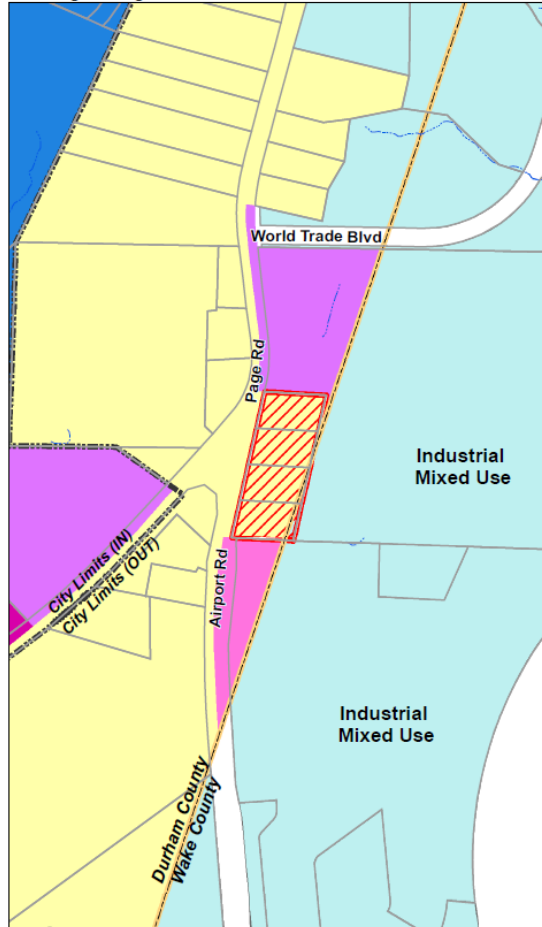
Proposed FLUM:





Context Map **Long Beverage**

Existing Zoning



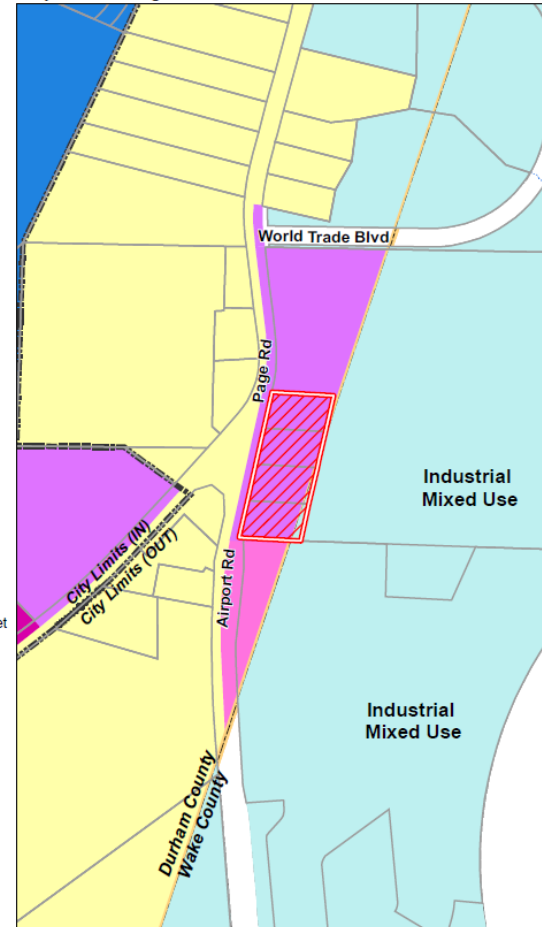
- Legend:**
- Case Area
 - Parcel Lines
 - Streams
 - City Limit Boundary
 - County Line
 - City of Raleigh

- Zoning Districts:**
- PDR MDR (4 - 8 du/ac)
 - RR
 - OI
 - CG
 - IL

0 300 600 Feet



Proposed Zoning





Requested IL District Standards

Dimensional Standard	Min.	Max.
Site Area (square feet)	25,000	—
Lot Width (feet)	100	—
Street Yard (feet)	40	—
Side Yard (feet)	30	—
Rear Yard (feet)	25	—
Building Coverage (%) ¹	—	60
Height (feet)	—	50



Comprehensive Plan Policies

Policy	Consistent?
FLUM: Office	No
2.1.2c Suburban Tier Defined	Yes
2.1.3f Industrial Defined	Yes
2.2.2a Suburban Tier Development Focus	Yes
2.2.2b Suburban Tier Land Uses	Yes
2.4.2c Location of Industrial Uses	Yes
2.3.1b Contiguous Development	Yes
2.3.2a Infrastructure Capacity	Yes



Staff Determination

Staff determines that this request is consistent with the *Comprehensive Plan* and applicable policies and ordinances.