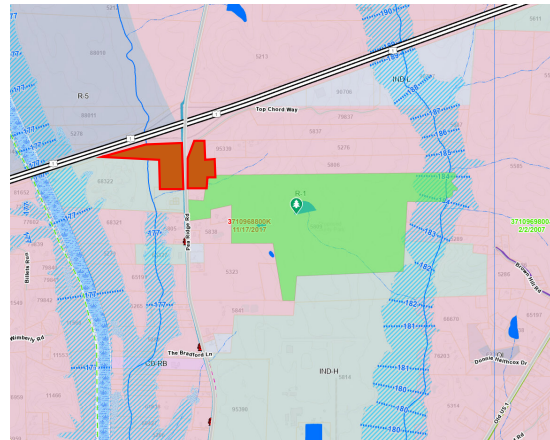


Gateway Park

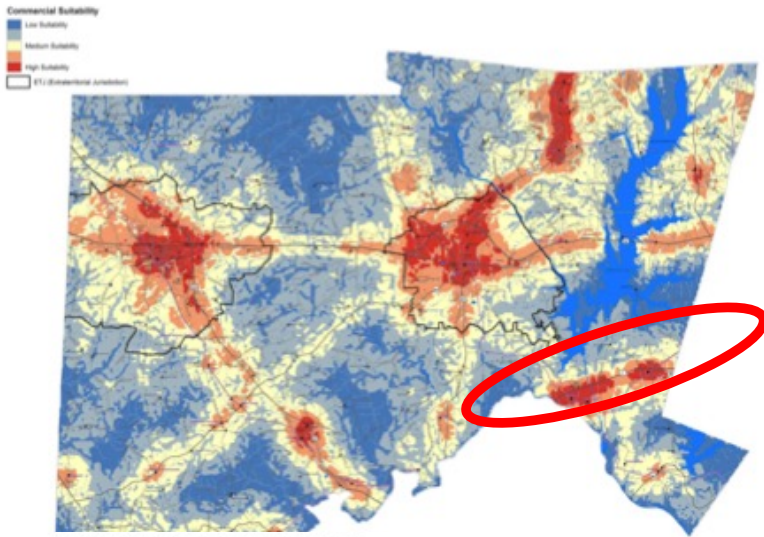
Rezoning Request

18.2 Acres

U.S. Route 1 and Pea Ridge Road,
Cape Fear Township



COMMERCIAL SUITABILITY



COMMERCIAL FACTORS

- LANDS NEAR CONCENTRATIONS OF EXISTING RESIDENTIAL DEVELOPMENT
- LANDS PROXIMAL TO EXISTING COMMERCIAL AND SERVICES
- LANDS PROXIMAL TO ACCESSIBLE HIGH TRAFFIC ROADWAYS
- LANDS PROXIMAL TO MAJOR ROADS (EXISTING AND FUTURE)
- LANDS PROXIMAL TO EXITS
- LANDS PROXIMAL TO EXISTING OR APPROVED COMMERCIAL CENTERS
- LANDS PROXIMAL TO SEWER
- LANDS NOT ENVIRONMENTALLY CONSTRAINED

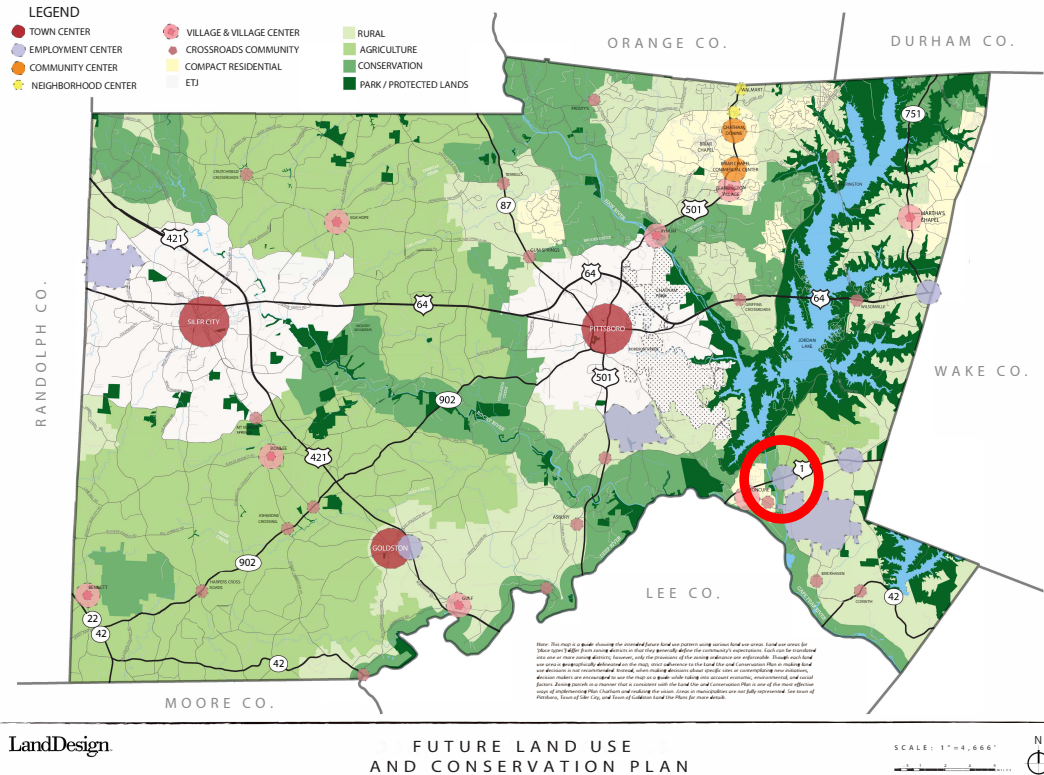
“The Why of the Request”

- Ability to engage and participate with Chatham County on a new vision for the employment district surrounding Triangle Innovation Point - working with Chatham County on the new Small Area Plan
- Demand is there today for services and goods and will only grow with construction activity and job creation
- Reflection of the Comprehensive Plan
- Construction pace of VinFast and Triangle Innovation Point
- Phasing of roadway improvements

Reflection of the Comprehensive Plan

Employment Center

- Targeted for job-generating uses meeting today's workforce expectations
- Mix of Uses - Industrial, office, and supporting retail, restaurant, service, recreation, and other uses
- Streets – regional infrastructure, potential connectivity
- Public Open Space – compliment/engage future Chatham County park/school site
- Locations – Moncure Mega Site Area (TIP)



Meeting the Plan Elements

- Economic Development
- Land Use
- Housing
- Health
- Agriculture
- Natural Resources
- Resiliency
- Parks and Recreation
- Transportation
- Utilities and Public Services



FIGURE 14: MIXED USE INFILL EXAMPLE

Request Summary

- Need and desirability are there today
- Survey of similar land uses at key transportation nodes
- Public provided improvements
- Tax base considerations
- Employment
- Phasing of roadway improvements
- Ability to carry out the intent and purpose of the adopted Land Use Plan