

STAFF REPORT

Town Council, August 25, 2016

Carpenter Village PDD Amendment (Tract VC-1) 16-REZ-02 (PL16-065c)

Consider action on proposed rezoning request

From: Jeff Ulma, Planning Director
Prepared by: Debra Grannan, Senior Planner
Approved by: Sean Stegall, Town Manager
Approved by: Russ Overton, Assistant Town Manager

Speaker: Debra Grannan

Executive Summary:

The applicant has requested to amend the Town of Cary Official Zoning Map by amending the 10.23 acre "Village Core" (Tract VC-1) portion of the previously approved Carpenter Village PDD located at the intersection of Gathering Park Circle and Morrisville Carpenter Road. The amendment would replace the previously approved 65,000 square feet designated for "retirement center," with residential use to allow up to 23 townhomes and up to 32 attached residential dwelling units. An associated Preliminary Development Plan (PDP) depicts the building layout and shows the attached residential dwellings located above first floor commercial use and commercial and residential parking. The plan also prohibits certain commercial uses.

This rezoning has an associated Consistency and Reasonableness Statement.

Planning and Zoning Board Recommendation: The Planning and Zoning Board recommended approval by a vote of 5 – 2.

Proposed Council Action: Council may take action

NOTE: The purpose of the rezoning is to determine whether or not the land uses and densities allowed in the proposed zoning district are appropriate for the site. Technical design standards of the [Land Development Ordinance](#) are addressed during review of the site or subdivision plan.

SUBJECT PARCELS

| Property Owner(s) | County Parcel Number(s) (10-digit) | Real Estate ID(s) | Deeded Acreage |
|--|------------------------------------|-------------------|----------------|
| Ferrell Land Company 1200 Morrisville Carpenter Road Cary, NC 27519 | 0745235809 | 0294610 | 8.59 ± |
| Parkway Properties Group, LLC 1000 Darrington Drive Suite 105 Cary, NC 27513 | 0745237859 | 0294609 | 0.41 ± |
| | 0745236680 | 0331787 | 0.54 ± |
| | 0745233496 | 0355208 | 0.29 ± |
| | 0745232520 | 0319016 | 0.40 ± |
| Total Area | | | 10.23 ± |

BACKGROUND INFORMATION

| | | | |
|-----------------------------|--|---|--|
| Applicants | Ferrell Land Company LLC and Parkway Properties Group LLC | | |
| Applicant's Contact | Glenda Toppe Glenda S. Toppe & Associates 4139 Gardenlake Drive Raleigh, NC 27612 | | |
| Acreage | 10.23 ± | | |
| General Location | SE corner of Gathering Park Circle and Morrisville Carpenter Road | | |
| Schedule | Town Council Public Hearing April 14, 2016 | Planning & Zoning Board July 18, 2016 | Town Council August 25, 2016 |
| Land Use Plan Designation | Commercial (COM) and High Density Residential (HDR) | | |
| Existing Zoning District(s) | Planned Development District (PDD) | | |
| Existing Zoning Conditions | As specified in the Carpenter Village PDD | | |
| Proposed Zoning District(s) | Planned Development District (PDD), as amended and described below | | |
| Proposed Zoning Conditions | As specified in the Carpenter Village PDD, Tract VC-1, as amended and on the associated Preliminary Development Plan (PDP) | | |
| Town Limits | Yes | | |
| Staff Contact | Debra Grannan, Senior Planner (919) 460-4980 Debra.grannan@townofcary.org | | |

