

STAFF REPORT

Town Council, September 20, 2016

Pullakhandam Property Rezoning 16-REZ-10 (PL16-107b)

Consider action on proposed rezoning request

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

Speaker: Katie Drye

Executive Summary: The applicant has requested the Town consider an amendment to the Town of Cary Official Zoning Map by rezoning approximately 3.08 acres owned by Syamala and Satyanarayana Pullakhandam at an unaddressed property approximately 1,700 feet west of Davis Drive, south of Casey Brook Court and north of Connelly Springs Place, from Residential 40 (R-40) to Residential 8 Conditional Use (R-8-CU) with zoning conditions that include limiting land use to nine (9) detached dwellings and neighborhood recreation and prohibition of a vehicular connection to Connelly Springs Place.

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 7-0.

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 <http://www.amlegal.com/codes/client/cary_nc/>](http://www.amlegal.com/codes/client/cary_nc/) 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
Syamala and Satyanarayana Pullakhandam 315 Affinity Lane, Cary, NC 27519	0743373672	0174076	3.08±
Total Area			3.08±

BACKGROUND INFORMATION

Applicant	Syamala and Satyanarayana Pullakhandam Property Owners		
Agent	Glenda Toppe Glenda Toppe and Associates 4139 Gardenlake Drive Raleigh, NC 27612		
Acreage	3.08±		
General Location	Located approximately 1,700 feet west of Davis Drive, south of Casey Brook Court and north of Connelly Springs Place.		
Schedule	Town Council Public Hearing June 27, 2016	Planning & Zoning Board Public Hearing August 15, 2016	Town Council September 20, 2016
Land Use Plan Designation	Medium Density Residential (MDR)		

Existing Zoning District(s)	Residential 40 (R-40) Watershed Protection Overlay District (Jordan Lake sub-district)
Existing Zoning Conditions	None
Proposed Zoning District(s)	Residential 8 Conditional Use (R-8-CU) Watershed Protection Overlay District (Jordan Lake sub-district)
Proposed Zoning Conditions	1. The land use shall be limited to detached dwellings and neighborhood recreation. 2. The maximum number of lots shall be nine (9). 3. There shall be no vehicular connection to Connelly Springs Place, however, this shall not preclude pedestrian, bicycle connections and utility stubs and connections as required by the Cary Land Development Ordinance.
Town Limits	Yes
Staff Contact	Katie Drye Senior Planner 919-469-4085 Katie.drye@townofcary.org

Vicinity Map

**Pullakhandam Property
Rezoning
16-REZ-10**

