

STAFF REPORT

Planning and Zoning Board, September 19, 2016

Regency Park PDD Amendment (Regency Woods) 16-REZ-12 (PL16-103b)

Consider recommendation on proposed rezoning request

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

Speaker: Wayne Nicholas

Executive Summary: The property owner has requested to amend the Town of Cary Official Zoning Map by amending a portion of the previously approved Regency Park Planned Development District (PDD) to add Parking Lot as a principal use to the list of permitted land uses, with exclusion of Use Specific Standards included in LDO Section 5.2.3(J)(1).

Planning and Zoning Board Recommendation: The recommendation will be provided to Town Council following the P&Z Board meeting.

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 (10 digit)	Real Estate ID	Deeded Acreage
Center City Green Development, LLC 201 S. Tryon Street, Suite 550 Charlotte, NC 28202-0080	0761094231	0288526	17.34 ±
U.S. REIF 200 Lucent Lane NC, LLC 201 S. Tryon Street, Suite 550 Charlotte, NC 28202-0080	0761191145	0232860	11.85 ±
Total Area			29.19 ±

BACKGROUND INFORMATION

Applicant	Center City Green Development, LLC		
Applicant's Contact	Jason Barron Morningstar Law Group 630 Davis Drive, Suite 200 Morrisville, NC 27560		
Acreage	29.19 ±		
General Location	100 Regency Woods Place		
Schedule	Public Hearing August 11, 2016	Planning & Zoning Board September 19, 2016	Town Council TBD
Land Use Plan Designation	Office/Institutional (OFC/INS)		
Existing and Proposed Zoning District	Planned Development District, Major (Regency Park PDD); Watershed Protection Overlay District (Existing Urban Designation in Swift Creek		

	Sub-Area)
Proposed Revisions to Existing Planned Development District (Regency Park)	Allow up to 100 parking spaces as a principal use on the RW-3 portion of Regency Woods
Town Limits	Yes
Staff Contact	Mary Beerman, Senior Planner (919) 469-4342 mary.beerman@townofcary.org

Vicinity Map

Regency Park PDD Amendment
Regency Woods
Rezoning 16-REZ-12

