

STAFF REPORT

Planning and Zoning Board, September 19, 2016

Highcroft Village PDD Amendment - Tract 5 South 16-REZ-18 (PL16-122a)

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 Highcroft Village Planned Development District (PDD) to add pre-school and daycare use to the list of permitted land uses allowed on the portion of PDD Tract 5 south of Morrisville Parkway, and reduce the minimum width of the streetscape along Morrisville Parkway from 50 to 30 feet if those uses are developed.

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	County Parcel Number (10 digit)	Real Estate ID	Deeded Acreage
Commander Marine, LLC 100 Weston Parkway Cary, NC 27513-2423	0735602672	0418077	6.01

PROJECT SUMMARY

The applicant is proposing to modify the Highcroft Village Planned Development District to add preschool and daycare as permitted uses on PDD Tract 5 South, located at 3301 Morrisville Parkway. Such use would be limited to a maximum building size of 14,000 square feet. In addition, the minimum streetscape width along Morrisville Parkway is proposed to be reduced from 50 feet to 30 feet if the site is developed with preschool or daycare use. (Based on the previously approved PDD, land use on Tract 5 South is currently limited to 12 residential units).

BACKGROUND INFORMATION

Applicant	Timothy R. Smith, Commander Marine LLC
Applicant's Contact	Eli Zablud EZB 1 st Development 923 Crabtree Crossing Parkway Morrisville, NC 27560
Acreage	6.01 ±

General Location	South side of Morrisville Parkway, approximately 1,000 feet west of N.C. 55 Highway		
Schedule	Public Hearing August 25, 2016	Planning & Zoning Board September 19, 2016	Town Council TBD
Land Use Plan Designation	Medium Density Residential (MDR) and Parks/Open Space (PKS/OS)		
Existing and Proposed Zoning District	Planned Development District, Major (Highcroft Village PDD) Watershed Protection Overlay District (Jordan Lake Sub-area)		
Summary of Applicable Provisions of Existing PDD Document	The Highcroft Village PDD currently allows development of 12 detached dwellings, patio homes or townhomes on Tract 5 South, and requires a 50-foot streetscape along Morrisville Parkway for all uses within the Highcroft Village PDD.		
Proposed Changes to PDD Document	The proposed amendment would allow up to 14,000 square feet of preschool and/or daycare use on Tract 5 South, and reduce the streetscape width along the frontage on Morrisville Parkway from 50 to 30 feet for those uses. (A streetscape width of 50 feet would continue to apply if the site is developed with residential use).		
Town Limits	The subject property is located outside the corporate limits but inside the Town of Cary ETJ. Annexation will be required prior to site plan approval.		
Staff Contact	Mary Beerman, Senior Planner (919) 469-4342 mary.beerman@townofcary.org		

