

STAFF REPORT

Town Council, June 27, 2016

Kadari Property Rezoning 16-REZ-03 (PL16-062b)

Consider action on proposed rezoning request

From: Jeff Ulma, Planning Director
Prepared by: Mary Beerman, Senior Planner
Approved by: Mike Bajorek, Interim Town Manager
Approved by: Russ Overton, Assistant Town Manager

Speaker: Mary Beerman

Executive Summary: To amend the Town of Cary Official Zoning Map by applying initial Town of Cary zoning to two parcels totaling 21.03 acres located at 1304 Batchelor Road and 4309 Pine Rail Lane. The property is currently in the Wake County Residential-40 Watershed (R-40W) zoning district. The property owner proposes to rezone the property to Town of Cary Residential-40 Conditional Use (R-40-CU), Conservation Residential Overlay District (CROD) and Watershed Protection Overlay District (Jordan Lake Watershed), with zoning conditions that include limiting land uses to detached dwellings.

There is an associated Owner-Initiated Annexation Petition – **16-A-03**.
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 8-0.

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 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
Venu Kadari Bhaskar & Jyothi Venepalli Ganesh Kristipati	0724100102	0047494	11.19 ±
Ashok Biyyala Madhukar Sama	0723095533	0118399	9.84 ±
TOTAL			21.03 ±

BACKGROUND INFORMATION

Applicant / Owner	Property owners
Applicant's Contact	Glenda S. Toppe Glenda S. Toppe & Associates 4139 Gardenlake Drive Raleigh, NC 27612
Acreage	21.03 ±
General Location	1304 Batchelor Road and 4309 Pine Rail Lane

Schedule	Public Hearing April 28, 2016	Planning & Zoning Board May 16, 2016	Town Council June 27, 2016
Land Use Plan Designation	Very Low Density Conservation Residential (VLCR, in Southwest Area Plan)		
Existing Zoning District	Wake County Residential 40 Watershed (R-40W)		
Existing Zoning Conditions	None		
Proposed Zoning Districts	Residential 40 Conditional Use (R-40-CU); Conservation Residential Overlay District (CROD), VLCR Sub-District; Watershed Protection Overlay District (Jordan Lake sub-area)		
Proposed Zoning Conditions	Land use shall be limited to detached dwellings.		
Town Limits	The subject property is located outside the corporate limits and the Town of Cary ETJ. An owner-initiated annexation petition, 16-A-03, has been submitted by the property owners in conjunction with this rezoning request.		
Staff Contact	Mary Beerman, AICP Senior Planner (919) 469-4342 mary.beerman@townofcary.org		

Vicinity Map

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