

**STAFF REPORT**

Town Council, May 12, 2016

**Silverton (Parcel S) PDD Amendment 16-REZ-04 (PL16-066b)**

Consider action on proposed rezoning request

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

**Speaker:** Debra Grannan

**Executive Summary:** To amend the Town of Cary Official Zoning Map by amending a 4.31-acre (Parcel S) portion of the previously approved Silverton Planned Development District (PDD) by changing the use designation from Active Recreation (Swim and Tennis Club) to Commercial, Indoor/Outdoor Recreation. Conditions offered by the applicant would limit uses to those currently allowed on the property, but would allow the existing pool to be enclosed. No change to the width of the existing 50-foot buffer along the southern property line of the subject property is proposed, however, the performance standard of the buffer has been proposed to meet a Type-B (semi-opaque) standard.

This rezoning has an associated Consistency and Reasonableness Statement.

**Planning and Zoning Board Recommendation:** The Planning and Zoning Board voted 9-0 to forward the request to council with a recommendation for approval.

**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	County Parcel Number (10-digit)	Real Estate ID	Deeded Acreage
River Rock Swim & Racquet, LLC 1401 Evans Road Cary, NC 27513	0765011262	0148781	4.31±
<b>Total Area</b>			4.31±

**PROJECT SUMMARY**

The Silverton PDD was established in 1985. At that time the subject property was labeled for "Active Recreation." Portions of the PDD were amended in 1992 and the designation for the subject property was changed to "Swim & Tennis Club."

The applicant proposes to enclose the existing swimming pool on the parcel. Since this would result in year-round activity on the site that is not typical of neighborhood recreation sites, a rezoning is required to more accurately reflect the existing and proposed use and apply the designation of Commercial, Indoor/Outdoor Recreation. The applicant has proposed to limit the uses on the site to the existing uses. The existing facilities on the property are open to the public (through memberships) and are not limited to residents of the adjacent neighborhood.

**BACKGROUND INFORMATION**

Applicant	River Rock Swim & Racquet LLC 1401 Evans Road Cary, NC 27513		
Applicants Contact	Glenda Toppe Glenda S. Toppe and Associates 4139 Gardenlake Drive Raleigh, NC 27612 (919) 605-7390 glenda@gstplanning.com		
Acreage	4.31 ±		
Address	1401 Evans Road		
Schedule	<b>Town Council Public Hearing</b>  March 23, 2016	<b>Planning &amp; Zoning Board Meeting</b>  April 18, 2016	<b>Town Council</b>  May 12, 2016
Land Use Plan Designation	Parks Open Space PKS/OS		
Existing Zoning District(s)	Planned Development District (PDD)		
Existing Zoning Conditions	<ul style="list-style-type: none"> <li>The use on the subject property is described in the PDD as Active Recreation (Swim &amp; Tennis Club).</li> <li>A 50-foot perimeter buffer is required adjacent to the southern property line.</li> </ul>		
Proposed Zoning District(s)	Planned Development District (PDD) amended to Commercial, Indoor/Outdoor Recreation with the following conditions:		
Proposed Zoning Conditions	<p>1. The uses shall be limited to the following:</p> <ul style="list-style-type: none"> <li>Swimming pool</li> <li>Tennis courts</li> <li>Accessory uses such as snack bar, multi-purpose room, restrooms.</li> <li>Multi-purpose field (not lighted)</li> </ul> <p>2. The maximum height of any structure shall not exceed 32 feet.</p> <p>3. A 50-foot perimeter buffer, planted to a Type-B (semi-opaque) standard, shall be provided along the southern property line adjacent to the Fisher's Creek Subdivision.</p>		
Town Limits	Yes		
Staff Contact	Debra Grannan, Senior Planner (919) 460-4980 Debra.grannan@townofcary.org		

# Vicinity Map

Silverton PDD Amendment  
Rezoning  
16-REZ-04

