

STAFF REPORT

Town Council, July 14, 2016

Morris Branch Rezoning 16-REZ-08 (PL16-100b)

Consider action on proposed rezoning request

From: Jeff Ulma, Planning Director
Prepared by: Katie Drye, Senior Planner
Approved by: Mike Bajorek, Interim 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 9.0 acres (four properties) owned by S&K Partnership, LLC, located on the east side of Green Level Church Road between Ridgefield Drive and Horton’s Creek Road from Residential 40 (R-40) to Residential 8 Conditional Use (R-8-CU) with zoning conditions that include limiting land use to detached dwellings with a maximum density of 2.6 dwelling units per acre and neighborhood recreation.

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 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
S & K Partnership, LLC 1000 Darrington Drive, Ste. 105 Cary, NC 27513	0735090305	0435952	2.25±
	0735090125	0435951	2.25±
	0735080935	0435950	2.25±
	0735080744	0014568	2.25±
Total Area			9.0± Acres

Vicinity Map

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