

**STAFF REPORT**

Town Council, July 14, 2016

**Herbert Bailey Property Rezoning 16-REZ-07 (PL16-099b)**

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 approximately 5.03 acres owned by Herbert Bailey and Anita Bailey, located at 1125, 1129, 1131 and unaddressed property on Evans Road, on the west side of Evans Road between West Dynasty Drive and Evans Estates Drive, from Residential 40 (R-40) and Residential 12 (R-12) to Residential 8 Conditional Use (R-8-CU) with zoning conditions that include limiting land use to: a. detached dwellings with a maximum density of 2.6 dwelling units per acre and b. 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
Herbert Bailey and Anita Bailey 505 Silvergrove Drive Cary, NC 27513	0764096268	0073327	3.08±
	0764097087	0065253	1.20±
Herbert Bailey 505 Silvergrove Dr. Cary, NC 27513	0764098414	0048860	0.42±
	0764098269	0073323	0.33±
Total Area			5.03± Acres

# Vicinity Map

Herbert Bailey Property  
Rezoning  
16-REZ-07

