

STAFF REPORT

Town Council, April 14, 2016

Repair of Zoning Map Error for 100 Chalon Drive 16-REZ-09 (PL16-086)

Conduct a public hearing and consider action on repair of zoning map error

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 to repair a zoning map error for approximately 1.73 acres, located at the southeast corner of the Chalon Drive and Bordeaux Lane intersection, by correcting the zoning from Residential 20 (R-20) to the previously approved zoning district of Office and Institutional Conditional Use (OI-CU).

Proposed Council Action: Council may take action.

Background: On July 28, 1988 the Town of Cary approved a conditional use zoning permit (Z-492-88-1) to rezone the subject property to Office and Institutional Conditional Use. The subject property was subdivided as Lot 1 in the MacGregor West Subdivision in 1988 (Book of Maps 1988 page 1593). In 1989, a real estate sales office/model home was constructed on the property. In 1999, the Town of Cary approved a site plan for on office use on the subject property. Also in 1999, the property received approval of a special use to allow a residence within an office building.

In 2003, as part of the town wide conversion from the Unified Development Ordinance (UDO) to the Land Development Ordinance (LDO), adjacent residential properties in the MacGregor West subdivision were rezoned from R-30 to R-20, and the Subject Property was labeled as R-20 on the Town of Cary Official Base Zoning Map.

Acreage	1.73	
Address/Location	100 Chalon Drive and an adjacent unaddressed parcel located southeast of the intersection of Chalon Drive and Bordeaux Lane	
Real Estate ID Numbers	0175128 and 0175129	
Schedule	Town Council Public Hearing and Final Action April 14, 2016	Planning & Zoning Board Not required per LDO
Land Use Plan Designation	Office and Institutional (OFC/INS)	
Existing Zoning District(s) (as labeled on Town of Cary Official Base Zoning Map)	Residential 20 (R-20)	
Corrected Zoning District	Office and Institutional Conditional Use (OI-CU)	
Zoning Conditions (from rezoning case Z-492-88-1)	<ol style="list-style-type: none">100-foot undisturbed buffer along U.S. Highway 64.Public access to office site will occur only off proposed streets west and north of subject tract.Proposed office will be a residential architectural design compatible with the architecture of the proposed surrounding residences.Maximum office height will be two stories.	

	5. All development will abide by the watershed protection ordinance of the Town of Cary.
Town Limits	Yes

Vicinity Map

100 Chalon Drive
Rezoning
16-REZ-09

