

Staff Report for Town Council



Meeting Date: November 10, 2016

16-REZ-14 East Chatham Residential

Purpose: Consider action on proposed rezoning request.

Prepared by: Debra Grannan, Planning
MinuteTraq Admin,

Speaker: Debra Grannan, Planning

Recommendation: Staff recommends council consider action on the proposed rezoning request.

Executive Summary: The owners of approximately 15.45 acres located between 844 and 900 E. Chatham Street and 120 Nowell Creek Court, approximately 0.20 miles east of the S.E. Maynard Road and East Chatham Street intersection, are requesting to rezone the property from General Commercial (GC) and Residential 40 (R-40) to Residential Multi-Family Conditional Use (RMF-CU). Conditions proposed by the applicant would limit the use to multi-family residential and neighborhood recreation, and would address certain transportation improvements.

There is a proposed Comprehensive Plan Amendment (16-CPA-03) associated with the request.

This rezoning has an associated Consistency and Reasonableness Statement.

Planning and Zoning Board Recommendation: The Planning and Zoning Board recommended approval of the request by a vote of 5 – 2.

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
Elizabeth C. Nowell Family Ltd Partnership 311 Marlowe Road Raleigh, NC 27609-7016	0774122862	0090268	1.88 +/-
Mary N. Wheeler Revised & Restated Revocable Living 2115 Homestead Hills Dr. Winston-Salem, NC 27103- 6445	0774123779	0090269	1.88 +/-
Elizabeth C. Nowell Family Ltd Partnership Mary N. Wheeler, Trustee 311 Marlowe Road	0774124778	0090270	1.88+/-

Raleigh, NC 27609-7016			
Elizabeth C. Nowell Family Ltd Partnership Mary N. Wheeler, Trustee 311 Marlowe Road Raleigh, NC 27609-7016	0774125787	0051685	1.88 +/-
Susan A. Overstreet Jane A. Deal 3421 Stratford Road Richmond, VA 23225-1450	0774126786	0090271	1.88 +/-
Elizabeth C. Nowell Family Ltd Partnership 311 Marlowe Road Raleigh, NC 27609-7016	0774128355	0051635	3.50 +/-
Elizabeth C. Nowell Family Ltd Partnership 311 Marlowe Road Raleigh, NC 27609-7016	0774221657 (Portion)	0051663 (Portion)	2.2 +/-
TOTAL AREA			15.45 +/-

BACKGROUND INFORMATION

Applicant	William Ratchford Southwood Realty 165 E. York Street Gastonia, NC 28053 (704) 915-2650 William.Ratchford@southwoodrealty.com		
Applicant's Contact	Peter Cnossen Jones and Cnossen Peter@jonescnossen.com		
Acreage	15.45 ±		
Location	844 East Chatham Street, 120 Nowell Creek Court, a 2.2-acre portion of 900 East Chatham Street and four (4) unaddressed parcels located on the south side of East Chatham Street (between 844 and 900 East Chatham Street) <i>Note: The request does not include the property located at 880 East Chatham Street.</i>		
Schedule	Town Council Public Hearing July 25, 2016	Planning & Zoning Board September 19, 2016	Town Council November 10, 2016

Land Use Plan Designation	Office and Institutional (OFC/INS), Medium Density Residential (MDR) and Commercial (COM)
Existing Zoning District(s)	Residential 40 (R-40) and General Commercial (GC)
Existing Zoning Conditions	None
Proposed Zoning District(s)	Residential Multi-Family Conditional Use (RMF-CU)
Proposed Zoning Conditions	<p>1. Use shall be limited to multi-family residential and neighborhood recreation</p> <p>2. Prior to the applicant submitting a building permit for any permanent structure on the property, the following road improvements must be constructed and installed as recommended by the TIA on file with the Town of Cary (16-TAR-407).</p> <p>East Chatham Street and Site Drive 1</p> <ul style="list-style-type: none"> • Construct Site Drive 1 with one ingress lane and one egress lane • Provide stop control for the northbound approach • Construct an exclusive eastbound right-turn lane with 75 feet of storage and appropriate taper • Restripe existing pavement along the westbound approach to accommodate an exclusive westbound left-turn lane with 100 feet of storage and appropriate taper <p>East Chatham Street and Site Drive 2</p> <ul style="list-style-type: none"> • Construct Site Drive 2 with one ingress lane and one egress lane • Provide stop control for the northbound approach • Construct an exclusive eastbound right-turn lane with 50 feet of storage and appropriate taper. • Restripe existing pavement along the westbound approach to accommodate an exclusive westbound left-turn lane with 100 feet of storage and appropriate taper <p>Chapel Hill Road and Trinity Road</p> <ul style="list-style-type: none"> • Construct a northbound right turn lane with 100 feet of storage and appropriate taper.
Town Limits	Yes
Staff Contact	Debra Grannan (919) 460-4980 Debra.grannan@townofcary.org

Vicinity Map

East Chatham Residential
Rezoning-16-REZ-14
Comprehensive Plan Amendment-16-CPA-03

