

STAFF REPORT

Town Council, December 10, 2015

Purse Property Rezoning 15-REZ-20 (PL16-032)

Executive Summary: To amend the Town of Cary Official Zoning Map by applying The Conservation Residential Overlay District (CROD) to approximately 73.17 acres located approximately 1,250 feet south of the intersection of Morrisville Parkway and White Oak Church Road. The subject property was part of a recently approved rezoning case (14-REZ-32) that zoned the property Residential 40 Conditional Use (R-40-CU) and applied the Watershed Protection Overlay District (Jordan Lake sub-district). No changes to the base zoning or to the previously approved zoning conditions are proposed.

SUBJECT PARCELS

Property Owner(s)	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
Bryan G. Purse 2610 66 th Street SW Naples, Florida 34105-7310	Wake County 0724011218	Wake County 0429498	45.17±
	Chatham County 0714914084	Chatham County 19963	28.00±
Total Area			73.17±

BACKGROUND INFORMATION

Applicant	Bryan G. Purse 2610 66 th Street SW Naples, Florida 34105-7310		
Agent	Glenda Toppe Glenda S. Toppe & Associates 4139 Gardenlake Drive Raleigh, NC 27612 (919) 605-7390		
Acreage	73.17±		
General Location	1116 White Oak Church Road and Lewter Shop Road		
Schedule	Town Council Public Hearing October 22, 2015	Planning & Zoning Board November 16, 2015	Town Council Meeting December 10, 2015
Land Use Plan Designation	Chatham County: Low Density Residential (LDR) Cary: VLCR		
Existing Zoning District	Residential 40 Conditional Use (R-40-CU) Watershed Protection Overlay District (Jordan Lake Subdistrict)		
Existing Zoning Conditions (No Changes Proposed)	<ol style="list-style-type: none"> Use shall be limited to detached residential and neighborhood recreation. Along the western boundary, adjacent to the parcels identified by Chatham County PIN numbers 0714-81-9010 and 0714-90-0406, there shall be an area of common open space with a minimum width of 60 feet. This open space area shall contain a 20-foot-wide greenway easement, which shall be dedicated to the Town of Cary at the time of subdivision plat recording. Prior to the submittal of any building permits for lots which abut the easement area, the 		

	<p>developer or property owner shall provide a letter from a professional engineer certifying that the easement area has been graded to Town of Cary standard specifications. The remaining area shall be planted to a Type-B (semi-opaque) standard. Allowable activity in the open space shall be limited to grading to tie in slopes, greenways, plantings, and utility lines and easements as allowed by the LDO.</p> <p>3. Along the western property boundary, adjacent to the parcel identified by Chatham County PIN 0714-81-6592, there shall be an area of common open space with a minimum width of 40 feet. This open space area shall be planted to a Type- B (semi-opaque) buffer standard. Allowable activity within the open space shall be limited to grading to tie in slopes, plantings, subdivision identification signage, and utility lines and easements as allowed by the LDO.</p>
Proposed Zoning District	Add Conservation Residential Overlay District (CROD) to the existing zoning
Town Limits	Yes
Staff Contact	Debra Grannan Senior Planner (919) 460-4980 debra.grannan@townofcary.org

