

STAFF REPORT

Town Council, January 27, 2016

South Harrison Avenue Property Rezoning and Comprehensive Plan Amendment 15-REZ-18 and 15-CPA-08 (PL16-035b)

Consider action on proposed CPA and rezoning request

Speaker: Meredith Gruber

From: Jeff Ulma, Planning Director

Prepared by: Meredith Gruber, Urban Designer/Senior Planner

Approved by: Mike Bajorek, Interim Town Manager

Approved by: Russ Overton, Assistant Town Manager

Executive Summary: To amend the Town Center Area Plan and the Town of Cary Official Zoning Map by changing the land use designation and rezoning 0.44 acres from Town Center - High Intensity Mixed Use (TC - HMXD) to Town Center - Cottage Business and Residential (TC - CB&R).

NOTE: The purpose of a comprehensive plan amendment is to evaluate the appropriateness of a proposed land use and/or other issue, need, or opportunity for the subject parcel(s) of land. 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 PARCEL

| Property Owner(s) | County Parcel Number(s) (10-digit) | Real Estate ID(s) | Deeded Acreage |
|--|---------------------------------------|-------------------|----------------|
| Joseph J. Huttie & Lynette M. Sroka | 0764401631 | 0014773 | 0.44 |
| Total Area | | | 0.44 |

PROJECT SUMMARY

This is a request to change the land use designation and zoning sub-district for a 0.44-acre property in Downtown Cary from High Intensity Mixed Use (HMXD) to Cottage Business and Residential (CB&R). Properties within the Town Center Area Plan have a zoning of Town Center (TC) that refers to the associated land use designation shown on the Future Land Use Map. Changing land use and zoning within the Town Center area functions as simultaneous requests.

BACKGROUND INFORMATION

| | | | |
|------------------------------|---|---|---|
| Applicant & Agent | Brandon Moore, The Site Group 1111 Oberlin Road Raleigh, NC 27605 919-835-4787 bdm@thesitegroup.net | | |
| Acreage | 0.44 ± | | |
| General Location | 302 South Harrison Avenue, at the southwestern corner of the intersection with West Park Street | | |
| Schedule | Town Council Public Hearing October 22, 2015 | Planning & Zoning Board December 14, 2015 | Town Council January 27, 2016 |
| Current Land Use Designation | High Intensity Mixed Use (HMXD), Town Center Area Plan | | |

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|-------------------------------|--|
| Proposed Land Use Designation | Cottage Business and Residential (CB&R), Town Center Area Plan |
| Existing Zoning District(s) | Town Center - High Intensity Mixed Use (TC - HMXD) |
| Existing Zoning Conditions | N/A |
| Proposed Zoning District(s) | Town Center - Cottage Business and Residential (TC - CB&R) |
| Proposed Zoning Conditions | N/A |
| Town Limits | Yes |
| Staff Contact | Meredith Gruber, PLA, AICP 919-460-4983 meredith.gruber@townofcary.org |

Vicinity Map

302 S. Harrison Avenue
Rezoning & Comprehensive Plan Amendment
15-REZ-18 & 15-CPA-08

