

**STAFF REPORT**

Town Council, January 27, 2016

**Batchelor Road Rezoning 15-REZ-21 (PL16-036b)**

Consider action on a proposed rezoning request

Speaker: Mary Beerman

From: Jeff Ulma, Planning Director

Prepared by: Mary Beerman, Senior Planner

Approved by: Mike Bajorek, Interim Town Manager

Approved by: Russ Overton, Assistant Town Manager

**Executive Summary:** To amend the Town of Cary Official Zoning Map by applying initial Town of Cary zoning to a 15.84-acre portion of a 17.43-acre parcel located at 1312 Batchelor Road. The property is currently in the Wake County Residential-40 Watershed (R-40W) zoning district. The property owner proposes to rezone the property to Town of Cary Residential-40 Conditional Use (R-40-CU), Conservation Residential Overlay District (CROD) and Watershed Protection Overlay District (Jordan Lake Watershed), with zoning conditions that include limiting land uses to detached dwellings, neighborhood recreation, and public or private parks. This rezoning has an associated Consistency and Reasonableness Statement.

There is an associated Owner-Initiated Annexation Petition – **15-A-19**.

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 PARCEL**

Property Owner(s)	County Parcel Number (10-digit)	Real Estate ID	Deeded Acreage
William P. Franklin 1312 Batchelor Road Apex, NC 27523	0713999683 Portion	0108041 Portion	15.84

**BACKGROUND INFORMATION**

Applicant / Owner	William P. Franklin		
Agent	Brandon Moore The Site Group 1111 Oberlin Road Raleigh, NC 27605		
Acreage	15.84 ±		
General Location	1312 Batchelor Road		
Schedule	<b>Public Hearing</b> November 19, 2015	<b>Planning &amp; Zoning Board</b> December 14, 2015	<b>Town Council</b> January 27, 2016
Land Use Plan Designation	Very Low Density Conservation Residential (VLCR, in Southwest Area Plan)		
Existing Zoning District	Wake County Residential 40 (R-40)		
Existing Zoning Conditions	None		
Proposed Zoning Districts	Residential 40 Conditional Use (R-40-CU); Conservation Residential Overlay District (CROD), VLCR Sub-District; Watershed Protection Overlay District (Jordan Lake sub-area)		
Proposed Zoning Conditions	Land uses shall be limited to detached dwellings, neighborhood recreation, and public or private parks.		

Town Limits	The subject property is located outside the corporate limits and the Town of Cary ETJ. An owner-initiated annexation petition, 15-A-19, has been submitted by the property owners in conjunction with this rezoning request.
Staff Contact	Mary Beerman, AICP Senior Planner (919) 469-4342 mary.beerman@townofcary.org

# Vicinity Map

1312 Batchelor Road  
15-REZ-21

