

STAFF REPORT

Town Council, February 25, 2016

High House Road Rezoning 15-REZ-23 (PL16-042b)

Consider action on a proposed rezoning request

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

Speaker: Mary Beerman

Executive Summary: To amend the Town of Cary Official Zoning Map by rezoning 4.14 acres located on the north side of High House Road about 1/3 mile east of NC 55 Highway from Residential 40 (R-40) to Transitional Residential Conditional Use (TR-CU), with zoning conditions that include limiting land use to a maximum of 10 detached dwellings. This rezoning request has an associated Consistency and Reasonableness Statement.

Proposed Council Action: Council may take action

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 Owners	County Parcel Number (10-digit)	Real Estate IDs	Deeded Acreage
WT Cary LLC et al; Benford Cary, Inc; and Patricia W. Green PO Box 31346 Raleigh, NC 27622	0744020247	0204750	1.27
Paul C. and Penny A. Young 2324 High House Road Cary, NC 27519	0744022338	0111598	2.87
Total Area			4.14

BACKGROUND INFORMATION

Applicant	Property Owners		
Agent	Tom Hankins, Marquis Homes & Co.		
Acreage	4.14 ±		
General Location	2324 High House Road and unaddressed property on the north side of High House Road about 1/3 mile east of NC 55 Highway		
Schedule	Public Hearing December 10, 2015	Planning & Zoning Board January 25, 2016	Town Council February 25, 2016
Land Use Plan Designation	Low Density Residential (LDR)		
Existing Zoning District	Residential 40 (R-40)		
Existing Zoning Conditions	None		

Proposed Zoning District	Transitional Residential Conditional Use (TR-CU)
Proposed Zoning Conditions	<ol style="list-style-type: none"> 1. Land use shall be limited to 10 detached dwellings. 2. Area located within stream buffers or urban transition buffers shall not be credited toward meeting minimum lot size or setback requirements.
Town Limits	Yes
Staff Contact	Mary Beerman, Senior Planner (919) 469-4342 mary.beerman@townofcary.org

Vicinity Map

High House Rd Rezoning
15-REZ-23

