

STAFF REPORT

Town Council, April 28, 2016

2304 Piney Plains Road 15-REZ-27 (PL16-047b)

Consider action on proposed rezoning request

From: Jeff Ulma, Planning Director
 Prepared by: Debra Grannan, Senior Planner
 Approved by: Mike Bajorek, Interim Town Manager
 Approved by: Russ Overton, Assistant Town Manager

Speaker: Debra Grannan

Executive Summary: To amend the Town of Cary Official Zoning Map by rezoning approximately 1.3 acres located at 2304 Piney Plains Road from Residential 40 (R-40) to Residential 20 (R-20.) The subject property is located within the Watershed Protection Overlay District (Swift Creek Subdistrict). No changes to the overlay district are proposed.

This rezoning has an associated Consistency and Reasonableness Statement.

Planning and Zoning Board Recommendation: The Planning and Zoning Board recommended the request for approval by a vote of 7-0.

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 Owner(s)	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
Roberto D Crescencio Monica da Conceicao Guilherme Razzolina Correia Gisele Bes Correia	0772382003	0059379	1.32±
Total Area			1.32±

BACKGROUND INFORMATION

Applicants	Roberto D. Crescencio and Monica da Conceicao and Guilherme Razzolina Correia and Gisele Bes Correia 2810 Kentshire Place Apex, NC 27523		
Acreage	1.32 ±		
General Location	2304 Piney Plains Road		
Schedule	Public Hearing February 11, 2016	Planning & Zoning Board March 21, 2016	Town Council April 28, 2016
Land Use Plan Designation	Low to Medium Density Residential (LDR to MDR) in Southeast Area Plan		
Existing Zoning District	Residential 40 (R-40) Watershed Protection Overlay District (Swift Creek Subdistrict)		
Existing Zoning Conditions	None		

Proposed Zoning District	Residential 20 (R-20) Watershed Protection Overlay District (Swift Creek Subdistrict)
Proposed Zoning Conditions	None
Town Limits	Yes
Staff Contact	Debra Grannan, Senior Planner (919) 460-4980 debra.grannan@townofcary.org

Vicinity Map

2304 Piney Plains Road
Rezoning
15-REZ-27

