

STAFF REPORT

Town Council, May 12, 2016

Searstone Phase Three PDD Amendment 15-REZ-25 (PL16-056b)

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 amending the Phase Three portion of the previously approved Searstone Planned Development District (PDD) to replace 48 duplex-style dwelling units with 48 attached residential dwelling units and to allow for two new 1-story structures for neighborhood recreation uses. The PDD amendment also seeks to approve the location of an existing stormwater BMP on the subject property.

No increase to the previously approved number of residential dwelling units in the PDD is proposed. No changes to the Village (Commercial) portion of the PDD are proposed as part of this amendment.

This rezoning has an associated Consistency and Reasonableness Statement.

Planning and Zoning Board Recommendation: The Planning and Zoning Board voted 8-0 to forward the request to Town Council with a recommendation for approval.

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
Sears Farm LLC 1142 Executive Circle Suite D Cary, NC 27511-4570	0744639046	0410412	13.84±
	0744623749	0410617	3.75
Total Area			17.59

PROJECT SUMMARY

The Searstone Planned Development District (PDD) was originally approved as Sears Farm on March 14, 2002. It consists of approximately 16.35 acres designated for commercial development within the "Village" portion of the PDD and a Continuing Care Retirement Community on the remaining 59 acres. An amendment to the Village portion of the PDD was approved on July 26, 2007 to increase square footage allowances in the Commercial Village portion of the PDD.

The current request applies to Phase Three of the Continuing Care Retirement Community (CCRC). Existing zoning conditions allow this area to be used for age-restricted residential units as well as CCRC units. Previous conceptual maps of this area depicted a building layout of "Cluster Units," also referred to as "Estate Homes." These cluster units were illustrated as duplex or triplex-style dwellings on the PDD Master Plan.

The applicant is proposing to replace 48 of the cluster units in Phase Three of the PDD with 48 attached residential units within six, 2-story buildings. Each building would contain a basement and eight dwelling units. This proposed change would not increase the overall number of dwelling units in the PDD.

The applicant is also proposing to add two new buildings for neighborhood recreation to the Phase Three portion of the PDD. One building would be limited to one-story and maximum building area of 2,500 square feet. The second building would be limited to two stories and a maximum building area of 5,000 square feet. An amenity (water feature) is proposed in the courtyard area between the buildings.

The proposed amendment also reflects actual site conditions by showing a portion of an existing stormwater BMP in the northeastern corner of the development in an area designated for a landscape buffer.

BACKGROUND INFORMATION

Applicant & Agent	Bill Sears Sears Farm, LLC 1142 Executive Circe Suite D Cary, NC 27511-4570		
Applicant's Agent	Jason Barron Morningstar Law Group 630 Davis Drive, Suite 200 Morrisville, NC 27560 jbarron@morningstarlawgroup.com		
Acreage	17.59±		
General Location	1601 High House Road		
Schedule	Town Council Public Hearing March 23, 2016	Planning & Zoning Board Meeting April 18, 2016	Town Council May 12, 2016
Land Use Plan Designation	Low Density Residential (LDR), High Density Residential (HDR) and Parks/Open Space (PKS/OS)		
Existing Zoning District(s)	Planned Development District (PDD) Major		
Existing Zoning Conditions	As indicated on the previously approved PDD		
Proposed Zoning District(s)	Planned Development District (PDD), amended as described in the above "Project Summary"		
Proposed Zoning Conditions	As indicated on the PDD Master Plan, and including the replacement of 48 previously approved duplex-style residential dwelling units with 48 attached residential dwelling units		
Town Limits	Yes		
Staff Contact	Debra Grannan, Senior Planner (919) 460-4980 Debra.grannan@townofcary.org		

Vicinity Map

Searstone PDD Amendment
Rezoning
15-REZ-25

