

STAFF REPORT

Town Council, May 12, 2016

Mt. Zion Church Property on Lake Drive 15-REZ-32 (PL16-064b)

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 a currently vacant, approximate 1.12-acre portion of the previously approved Northwoods Activity Center Concept Plan (ACCP) to remove the requirement for a 100-foot perimeter buffer from the northern edge of the subject property and to allow a maximum of one detached residential lot with a minimum lot size of 20,000 square feet.

This rezoning/LDO Amendment has an associated Consistency and Reasonableness Statement.

Planning and Zoning Board Recommendation: The Planning and Zoning Board voted 9-0 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
Mt. Zion Inc. 316 Allen Lewis Drive Cary, NC 27513	0764060857 Portion	0022281 Portion	1.12±
Total Area			1.12±

PROJECT SUMMARY

In 1997, the subject property was part of a rezoning case that changed the zoning from Residential 30 (R-30) to Residential 12 Conditional Use (R-12-CU).

In January 2005, the same property was included within the approved Northwoods Activity Center Concept Plan (ACCP). That plan did not show any specific uses on the subject property; however, it depicted a 100-foot-wide perimeter buffer across the northern property line.

The applicant has submitted a request to amend the ACCP by removing the 100-foot buffer on the 1.12-acre property that is currently vacant and illustrating that the subject property could be developed with one detached residential dwelling unit with a minimum lot size of 20,000 square feet.

BACKGROUND INFORMATION

Applicant & Agent	Wayne Bullock Mt. Zion Church mzadmin@mtzioncary.org (919) 434-7061		
Acreage	1.12 ±		
General Location	300 Block of Lake Drive North of the Lake Drive and Allen Lewis Drive intersection		
Schedule	Town Council Public Hearing March 10, 2016	Planning & Zoning Board April 18, 2016	Town Council May 12, 2016
Land Use Plan Designation	Northwest Maynard Land Use Plan Low Density Residential (LDR)		
Existing Zoning District(s)	Residential 12 Conditional Use (R-12-CU) with an approved Activity Center Concept Plan (ACCP)		
Existing Zoning Conditions	The base zoning of R-12-CU requires a 35-foot buffer adjacent to the northern property line. The 2005 Activity Center Concept Plan requires a 100-foot perimeter buffer adjacent to the northern property line.		
Proposed Zoning District(s)	Activity Center Concept Plan (ACCP) Amendment to remove the 100-foot buffer requirement and specify a minimum lot size of 20,000 square feet.		
Proposed Zoning Conditions	As shown on the proposed amendment to the Activity Center Concept Plan including: <ul style="list-style-type: none"> • Use shall be limited to one detached residential dwelling unit. • The minimum lot size shall be 20,000 square feet. 		
Town Limits	Yes		
Staff Contact	Debra Grannan, Senior Planner Debra.grannan@townofcary.org (919) 460-4980		

Vicinity Map

Mt. Zion Property
at Lake Drive
Rezoning
15-REZ-32

