

STAFF REPORT

Town Council, August 11, 2016

Good Shepard United Church of Christ Rezoning 15-REZ-29 (PL16-061b)

Consider action on proposed rezoning request

From: Jeff Ulma, Planning Director
Prepared by: Mary Beerman, Senior Planner
Approved by: Sean Stegall, Town Manager
Approved by: Russ Overton, Assistant Town Manager

Speaker: Mary Beerman

Executive Summary: The applicant has requested the Town consider an amendment to the Town of Cary Official Zoning Map by rezoning 6.52 acres located at 305 High House Road and 1050 N.W. Maynard Road from Residential 40 (R-40) and Residential 20 (R-20) to Mixed Use District (MXD), with an associated preliminary development plan that proposes a school as an allowable use in the existing church building and adding a parking lot for use by the existing church office building.

Planning and Zoning Board Recommendation: The Planning and Zoning Board recommends 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	County Parcel Numbers (10 digit)	Real Estate IDs	Deeded Acreage
Good Shepherd United Church of Christ	0753698460 (portion)	0077301 (portion)	6.05
	0753698975	0077302	.47
Total Area			6.52

PROJECT SUMMARY

The subject property consists of:

- a 0.47-acre parcel (zoned R-20) with frontage on High House Road, containing a structure currently used as the church office; and
- a 6.05-acre portion of a 6.67-acre parcel (zoned R-40) with frontage on N.W. Maynard Road, containing the existing church. *(The remaining 0.62 acre is a vacant triangular area located on the west side of N.W. Maynard Road).*

The subject property is in the Maynard Crossing Neighborhood Activity Center and Mixed Use Overlay District. The .47-acre parcel is also included in an Activity Center Concept Plan approved in 2006, which allows use as a 1-story office.

The proposed rezoning would:

- allow construction of a 6-space parking lot for the church office building fronting on High House Road; and

- allow a school to operate in the 2,520-square-foot classroom portion of the existing church building.

Since the property is in the Mixed Use Overlay District, the only zoning district that may be requested is the Mixed Use District. A preliminary development plan (PDP) is a required component of a MXD rezoning request. The attached PDP shows the existing development on the subject property, and the new parking area proposed for the office use. School use would be allowed in the portion of the existing building labeled “existing classroom”.

BACKGROUND INFORMATION

Applicant	Good Shepherd United Church of Christ		
Agent	Glenda Toppe Glenda S. Toppe & Associates 4139 Gardenlake Drive Raleigh, NC 27612		
Acreage	6.52		
General Location	1050 N.W. Maynard Road and 305 High House Road		
Schedule	Public Hearing June 16, 2016	Planning & Zoning Board July 18, 2016	Town Council August 11, 2016
Land Use Plan Designation	Low Density Residential (LDR) and Neighborhood Activity Center (Maynard Crossing NAC)		
Existing Zoning Districts	Mixed Use Overlay District (Maynard Crossing MUOD), Residential 40 (R-40) and Residential 20 (R-20)		
Existing Zoning Conditions	None		
Proposed Zoning Districts	Mixed Use District (MXD) within the Mixed Use Overlay District (Maynard Crossing MUOD)		
Summary of Preliminary Development Plan	<ul style="list-style-type: none"> • Allow construction of a 6-space parking lot for the church office building fronting on High House Road; and • Allow a school to operate in the 2,520-square-foot classroom portion of the existing church building 		
Town Limits	Yes		
Staff Contact	Mary Beerman, AICP, Senior Planner (919) 469-4342 mary.beerman@townofcary.org		

Vicinity Map

Good Shepherd United
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