

**STAFF REPORT**

Town Council, May 21, 2015

**Ridgefield Farms Rezoning 14-REZ-17 (PL15-048b)**

Consideration of a proposed rezoning request.

Speaker: Ms. Mary Beerman

From: Jeffery G. Ulma, AICP, Planning Director

Prepared by: Mary Beerman, AICP, Senior Planner

Approved by: Benjamin T. Shivar, Town Manager

Approved by: Russ Overton, Assistant Town Manager

**REQUEST**

To amend the Town of Cary Official Zoning Map by rezoning 79.95 acres located at on the east side of Green Level Church Road and north of McCrimmon Parkway from Residential 40 (R-40) to Residential 8 Conditional Use (R-8-CU) with zoning conditions that include limiting land use to detached dwellings with a maximum density of 1.8 dwelling units per acre.

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	Property Address	County Parcel Number (10-digit)	Real Estate ID	Deeded Acreage
James Lee Chao & Juliana M Ma	0 Ridgefield Dr.	0735076945	0127710	7.69
Leo T & Nancy R Burka	7420 Ridgefield Dr.	0735084854	0127702	7.42
Jimmie R & F Joan Suttle	7416 Ridgefield Dr.	0735087959	0127703	8.19
Dennis M & Andrea L Lambert	7410 Ridgefield Dr.	0735191012	0127704	11.01
7408 Ridgefield LLC	7408 Ridgefield Dr	0735184707	0127705	8.11
Christopher C & Wendy Lu K Cook	7404 Ridgefield Dr.	0735184325	0127706	6.71
Robert Murray & Rosemary B Lucas	7400 Ridgefield Dr.	0735172800	0127707	5.97
Robert J Trawick & Sabra J Faires	0 Green Level Church Rd.	0735072127	0127712	9.8
Donald P & Sherry T Knepper	7405 Ridgefield Dr.	0735078423	0127709	6.53
VIBEBO LLS	0 Ridgefield Dr.	0735071789	0127711	8.52
<b>Total Area</b>				<b>79.95</b>

**BACKGROUND INFORMATION**

Applicant and Agent	Adam Ashbaugh LStar Management, LLC 516 N West Street Raleigh, NC 27603		
Acreage	79.95±		
General Location	Ridgefield Drive, east of Green Level Church Road and north of McCrimmon Parkway		
Schedule	<b>Public Hearing</b> March 26, 2015	<b>Planning &amp; Zoning Board</b> April 27, 2015	<b>Town Council</b> May 21, 2015
Land Use Plan Designation	Low Density Residential (LDR)		
Existing Zoning District	Residential 40 (R-40); Watershed Protection Overlay District (Jordan Lake sub-area)		

Existing Zoning Conditions	None
Proposed Zoning District	Residential 8 Conditional Use (R-8-CU); Watershed Protection Overlay District (Jordan Lake sub-area)
<p data-bbox="162 976 386 1035">Proposed Zoning Conditions</p> <p data-bbox="162 1066 496 1188"><i>(Underline indicates clarification or details added since Town Council public hearing.)</i></p>	<ol style="list-style-type: none"> <li data-bbox="521 233 1146 260">1. Land use shall be limited to detached dwellings.</li> <li data-bbox="521 296 1195 323">2. Density shall not exceed 1.8 dwelling units per acre.</li> <li data-bbox="521 359 1398 443">3. Minimum lot size shall be 20,000 square feet for residential lots with frontage <u>and driveway access</u> on Ridgefield Drive and 10,000 square feet for all other residential lots</li> <li data-bbox="521 478 1195 506">4. A 20-foot Type B perimeter buffer shall be provided.</li> <li data-bbox="521 541 1435 653">5. <u>The following improvements shall be constructed in accordance with NCDOT and Town of Cary standards and specifications prior to applying for approval by the Town of the plat for recordation of the first lot within the development:</u> <ol style="list-style-type: none"> <li data-bbox="581 659 1425 686"><b>(a) Intersection of Green Level Church Rd. and McCrimmon Pkwy.</b> <ul style="list-style-type: none"> <li data-bbox="623 693 1425 777">○ Restripe the existing, <u>paved</u> northbound right-turn lane on Green Level Church Rd. to provide a shared through and right-turn movement.</li> <li data-bbox="623 783 1425 867">○ Construct an additional 12-foot-wide northbound receiving lane aligned with the restriped northbound though lane <u>for a minimum of 1,200 feet.</u></li> <li data-bbox="623 873 1370 957">○ <u>Develop and implement a traffic signal modification plan to accommodate the improvement described above including a revised signal phasing and timing plan.</u></li> </ul> </li> <li data-bbox="581 963 1425 991"><b>(b) Intersection of Green Level Church Rd. and Hortons Creek Rd.</b> <ul style="list-style-type: none"> <li data-bbox="623 997 1425 1115">○ Provide an additional through lane in both directions on Green Level Church Road by restriping the existing, <u>paved</u> northbound and southbound right-turn lanes to provide a shared through and right-turn movement.</li> </ul> </li> <li data-bbox="581 1121 1425 1148"><b>(c) Intersection of Green Level Church Rd. and Weycroft Avenue</b> <ul style="list-style-type: none"> <li data-bbox="623 1155 1425 1234">○ Provide an additional southbound through lane on Green Level Church Road by restriping the existing, <u>paved</u> southbound right-turn lane to provide a shared through and right-turn movement.</li> </ul> </li> <li data-bbox="581 1241 1425 1295"><b>(d) Intersection of Green Level Church Rd. and Ridgefield Drive/Site Access 1</b> <ul style="list-style-type: none"> <li data-bbox="623 1302 1425 1419">○ Construct additional pavement and dedicate additional right-of-way <del>to accommodate one additional northbound through lane</del> on Green Level Church Rd. along the property frontage, <u>in accordance with the Comprehensive Transportation Plan.</u></li> <li data-bbox="623 1425 1425 1480">○ Construct a northbound right-turn lane with 50 feet of storage and appropriate taper.</li> <li data-bbox="623 1486 1425 1566">○ Construct a landscaped median with a directional crossover, allowing for northbound and southbound leftovers and right-in/right-out access on the eastbound and westbound approaches.</li> </ul> </li> <li data-bbox="581 1572 1425 1600"><b>(e) Intersection of Green Level Church Rd. and Site Access 2</b> <ul style="list-style-type: none"> <li data-bbox="623 1606 1425 1787">○ Construct additional pavement and dedicate additional right-of-way <del>to accommodate one additional northbound through lane</del> on Green Level Church Rd. along the property frontage from McCrimmon Pkwy through the intersection and along the frontage of the proposed project <u>in accordance with the Comprehensive Transportation Plan.</u></li> </ul> </li> </ol> </li> <li data-bbox="521 1814 1435 1934">6. <u>The following improvements shall be constructed in accordance with NCDOT and Town of Cary standards and specifications prior to applying for approval by the Town of the plat for recordation of the 75th lot within the development:</u></li> </ol>

	<p><b>(a) Intersection of Green Level Church Rd. and O’Kelly Chapel Rd.</b></p> <ul style="list-style-type: none"> <li>o Construct an additional 12-foot-wide <del>shared through and right-turn</del> lane in northbound direction on Green Level Church Rd. from Rosepine Drive to O’Kelly Chapel Rd. (approximately 570 feet)</li> <li>o Restripe the existing northbound lane on Green Level Church Rd. south of Rosepine Drive to provide a shared through and right-turn movement.</li> <li>o <u>Develop and implement a traffic signal modification plan to accommodate the improvement described above including a revised signal phasing and timing plan.</u></li> </ul>
Town Limits	The subject property is located outside the corporate limits but inside the Town of Cary ETJ. Annexation will be required prior to site plan approval.
Valid Protest Petition	No
Staff Contact	Mary Beerman, Senior Planner (919) 469-4342 mary.beerman@townofcary.org

**SITE CHARACTERISTICS**

**Streams:** According to Town of Cary GIS maps, the site is impacted by several stream buffers. Field determination of these features will be required at the time of development plan review.

**Floodplain:** According to Town of Cary GIS maps, no floodplain area is present on the property. Field determination of these features will be required at the time of development plan review.

**Adjacent Zoning and Land Use:**

North – Residential 40 (R-40); open space associated with Evans Farm.

South – Residential 40 (R-40); detached residential. Planned Development District, Major (Cary Park PDD); common open space.

East – Residential 40 (R-40); detached residence, agricultural and vacant. Planned Development District, Major (Cary Park PDD); common open space.

West - Opposite side of Green Level Church Road: Residential 8 Conditional Use (R-8-CU); detached residential (Braemore Subdivision). Residential 40 (R-40); detached residential. East side of Green Level Church Road: Residential 40 (R-40); detached residential

**CONSISTENCY WITH LAND DEVELOPMENT ORDINANCE**

**Land Use**

Detached dwellings are a permitted use in the Residential 8 (R-8) Zoning District

**Density and Dimensional Standards**

	Existing Zoning District (R-40)	Conventional R-8 Zoning District	Proposed Zoning District (R8-CU)
Max. Gross Density	1.08 du/acre	5.44 du/acre	1.8 du/acre
Min. Lot Size	40,000 square feet	8,000 square feet	<ul style="list-style-type: none"> <li>• Lots with frontage on Ridgefield Dr.: 20,000 square feet</li> <li>• All other residential lots: 10,000 square feet</li> </ul>
Minimum Lot Width	150 feet (160 feet for corner lots)	60 feet (70 feet for corner lots)	
Roadway Setback	From Thoroughfare: 50 feet From Collector: 30 feet		

	From other streets: 20 feet	
Side Yard Setback	20 feet <i>(with septic tank/well)</i> 15 feet <i>(with public sewer)</i>	5 feet minimum, 10 feet both sides combined
Rear Yard Setback	30 feet	20 feet
Maximum Building Height	35 feet <i>(May be increased by one foot for every additional foot provided between the building footprint and the minimum required setback).</i>	

### Landscape Buffers

The Land Development Ordinance requires a 20-foot Type B landscape area along the perimeter of the subject property, except along the segments of the perimeter adjacent to designated open space, where no buffer is required. The zoning conditions proposed by the applicant include a 20-foot Type B buffer along the perimeter property lines.

### Streetscape

A 50-foot opaque streetscape is required adjacent to Green Level Church Road.

**Traffic:** Per section 3.4.1.D.3 of Cary's LDO, a traffic study is required for rezoning applications when a development is anticipated to generate 100 or more peak hour trips. The proposed single-family residential use required a traffic study. A final draft Traffic Analysis Report 15-TAR-390 was prepared by the Town's on-call traffic engineering consultant Hatch Mott MacDonald, dated December 2014. In accordance with the LDO, the study has a 5-year build-out period, which is year 2019. Findings of the study are as follows:

#### Project Description (assumed for purposes of the traffic study)

- Single Family Detached – 144 dwelling units

#### Trip Generation Expected

1. Single Family Detached
  - o 1,469 daily site trips
  - o 111 a.m. peak hour trips (28 entering, 83 exiting)
  - o 146 p.m. peak hour trips (92 entering, 54 exiting)

#### Intersections Studied

The traffic study evaluated major intersections within ½-mile of the site per LDO standards.

1. Green Level Church Road/O'Kelly Chapel Road
2. Green Level Church Road/Hortons Creek Road
3. Green Level Church Road/Weycroft Avenue
4. Green Level Church Road/Ridgefield Drive (Site Access 1)
5. Green Level Church Road/McCrimmon Parkway
6. Green Level Church Road/Carpenter Fire Station Road
7. McCrimmon Parkway/Cary Glen Boulevard
8. Carpenter Fire Station Road/Cary Glen Boulevard
9. Green Level Church Road and Site Access 2 (Build only)

The study evaluated A.M. and P.M. peak hour operations at each of the intersections studied for four analysis year scenarios: Existing (2014) Conditions; Background Traffic (2019) Conditions; Combined Traffic (2019) Conditions; and Combined & Improved (2019) Conditions with Traffic Improvements.

For Background Traffic (2019) Conditions, there were (15) potential developments in the vicinity that may be approved and completed prior to, or at the same time as the build-out of the proposed development. Site traffic generated from those planned and/or developed projects were included in the Background Traffic (2019) Condition. Those background developments include:

1. Highcroft Village Phase 4 & 5 (11-TAR-323)
2. Braemore Subdivision (11-TAR-325)
3. Amberly Town Center Residential (11-TAR-326A)

4. CFS O&I Rezoning (12-TAR-340)
5. Village at the Park (12-TAR-344)
6. Cary Glen Townhomes (12-TAR-346)
7. Cary Park Parcel TC-3A (12-TAR-348)
8. Parkside Town Commons (13-TAR-350A)
9. Cary Park MR-8 Apartments (13-TAR-363)
10. RKM Development (Park Corner Retail/Meacham Property) (13-TAR-364)
11. Village PDP (13-TAR-374)
12. Daycare at Green Level Church Road and McCrimmon Parkway (14-TAR-380)
13. O'Kelly Chapel Daycare and Medical Office (15-TAR-393) – pending zoning case
14. Sedgfield (12-SB-005) – approved for construction
15. Evans Farms Townhomes (13-SB-011) – approved for construction

The executive summary of the Traffic Analysis Report includes information on level of service reported at each intersection studied and recommendations for improvements at these intersections. The traffic study also provides the inclusion of traffic generated by developments that have been approved, but not yet constructed in the area.

### **Intersection Improvement Recommendations**

To mitigate the traffic impacts the proposed development may have on the adjacent roadway system, the Traffic Analysis Report providing recommendations for improvements consistent with LDO Section 3.4.1(D)(3) Traffic Impact Analysis (TIA).

#### **1. Intersection of Green Level Church Road & O'Kelly Chapel Road**

- Alternative 1
  - Provide an additional through lane in both directions on Green Level Church Road from south of O'Kelly Chapel Road to McCrimmon Parkway.
  - Restripe the existing southbound right-turn lane to provide a shared through and right turn movement.
- Alternative 2
  - Provide an exclusive northbound right-turn lane with 200 feet of storage and

#### **2. Intersection of Green Level Church Road & McCrimmon Parkway**

- Provide an additional southbound through lane, aligned appropriately with the existing receiving lanes.
- Restripe the northbound right-turn lane to provide a shared through and right-turn movement.
- Provide an additional northbound receiving lane aligned with the additional

#### **3. Intersection of Green Level Church Road and Hortons Creek Road**

- Alternative 1
  - Provide an additional through lane in both directions on Green Level Church Road from south of O'Kelly Chapel Road to McCrimmon Parkway. Based on the Town's CTP, which identifies Hortons Creek Road as a future collector avenue, this intersection was assumed to have a full-access median opening upon the completion of the Green Level Church Road widening.
  - Restripe the existing southbound right-turn lane to provide a shared through and right turn movement.
  - Restripe the existing northbound right-turn lane to provide a shared through and right turn movement.
- Alternative 2
  - Install a traffic signal if signal warrants are satisfied.

#### **4. Intersection of Green Level Church Road and Weycroft Avenue**

- Alternate 1
  - Provide an additional through lane in both directions on Green Level Church Road from south of O'Kelly Chapel Road to McCrimmon Parkway. Based on the Town's CTP, which identifies Weycroft Avenue as a collector avenue, this intersection was assumed to have a full-access median opening upon the completion of the Green Level Church Road widening.

- Even with the provision of the additional through lanes, in order to provide levels of service that meet the requirements of the LDO, the existing southbound right-turn lane should be retained.
- Alternate 2
  - Install a traffic signal if signal warrants are satisfied.

**5. Intersection of Green Level Church Road and Ridgefield Drive/Site Access 1**

- Alternate 1
  - Provide an additional through lane in both directions on Green Level Church Road from south of O'Kelly Chapel Road to McCrimmon Parkway.
  - Restripe the existing southbound right-turn lane to provide a shared through and right turn lane movement.
  - Provide a directional crossover, allowing for northbound and southbound leftovers and right-in/right-out access on the eastbound and westbound approaches. With this restriction, left-turning traffic on the eastbound Ridgefield Drive approach was rerouted as a right-turn with a subsequent U-turn at the Green Level Church Road and McCrimmon Parkway intersection. Similarly, left-turning traffic on the westbound Ridgefield Drive/Site Access 1 approach was rerouted as a right-turn with a subsequent U-turn at the Green Level Church Road and Weycroft Avenue.
- Alternate 2
  - Provide the directional crossover as described in Alternative 1, above. It should be noted that this alternative may require additional pavement in order to accommodate the U-turns that will result from the eastbound and westbound left-turn restrictions.
- Improvements required to meet Town's CTP and NCDOT's turn lane requirements (required with both Alternatives 1 and 2)
  - Provide additional pavement and right-of-way to accommodate two future northbound through lanes on Green Level Church Road along the property frontage in accordance with the Town's Comprehensive Transportation Plan.
  - Provide a northbound right-turn lane with 50 feet of storage and appropriate taper. (This improvement is based on NCDOT's nomograph criteria and not the Town's LDO.)

**6. Intersection of Green Level Church Road and Site Access 2**

- Improvements required to meet Town's CTP
  - Provide additional pavement and right-of-way to accommodate two future northbound through lanes on Green Level Church Road along the property frontage in accordance with the Town's Comprehensive Transportation Plan

**7. Intersection of McCrimmon Parkway and Cary Glen Blvd**

- Alternate 1
  - Provide an exclusive eastbound right-turn with 50 feet of storage and appropriate taper.
- Alternate 2
  - Install a traffic signal if signal warrants are satisfied.

**Improvements Offered by Applicant in Zoning Conditions**

*In addition, the applicant has submitted a justification statement for the traffic mitigations offered as zoning conditions.*

1. The following improvements shall be constructed in accordance with NCDOT and Town of Cary standards and specifications prior to plat recording of the first lot within the development:
  - (a) **Intersection of Green Level Church Rd. and McCrimmon Pkwy.**
    - Restripe the existing, paved northbound right-turn lane on Green Level Church Rd. to provide a shared through and right-turn movement.
    - Construct an additional 12-foot-wide northbound receiving lane aligned with the restriped northbound through lane for a minimum of 1,200 feet.
    - Develop and implement a traffic signal modification plan to accommodate the improvement described above including a revised signal phasing and timing plan.
  - (b) **Intersection of Green Level Church Rd. and Hortons Creek Rd.**
    - Provide an additional through lane in both directions on Green Level Church Road by restriping the existing, paved northbound and southbound right-turn lanes to provide a shared through and right-turn movement.

**(c) Intersection of Green Level Church Rd. and Weycroft Avenue**

- Provide an additional southbound through lane on Green Level Church Road by restriping the existing, paved southbound right-turn lane to provide a shared through and right-turn movement.

**(d) Intersection of Green Level Church Rd. and Ridgefield Drive/Site Access 1**

- Construct additional pavement and dedicate additional right-of-way on Green Level Church Rd. along the property frontage, in accordance with the Comprehensive Transportation Plan.
- Construct a northbound right-turn lane with 50 feet of storage and appropriate taper.
- Construct a landscaped median with a directional crossover, allowing for northbound and southbound leftovers and right-in/right-out access on the eastbound and westbound approaches.

**(e) Intersection of Green Level Church Rd. and Site Access 2**

- Construct additional pavement and dedicate additional right-of-way on Green Level Church Rd. along the property frontage from McCrimmon Pkwy through the intersection and along the frontage of the proposed project in accordance with the Comprehensive Transportation Plan.

2. The following improvements shall be constructed in accordance with NCDOT and Town of Cary standards and specifications prior to plat recording of the 75<sup>th</sup> lot within the development:

**(a) Intersection of Green Level Church Rd. and O’Kelly Chapel Rd.**

- Construct an additional 12-foot-wide lane in northbound direction on Green Level Church Rd. from Rosepine Drive to O’Kelly Chapel Rd. (approximately 570 feet)
- Restripe the existing northbound lane on Green Level Church Rd. south of Rosepine Drive to provide a shared through and right-turn movement.
- Develop and implement a traffic signal modification plan to accommodate the improvement described above including a revised signal phasing and timing plan.

**Staff Comment Regarding Improvements Offered by Applicant**

The applicant is proposing to provide a portion of the improvements identified in 15-TAR-390. The applicant has coordinated with the rezoning applicant for Amberly PDD Amendment (Tracts O&I-1 and VC-3) Rezoning 14-REZ-35 to share common intersection improvements defined in traffic studies for both rezoning cases.

Improvements proposed by Amberly PDD Amendment (Tracts O&I-1 and VC-3) Rezoning 14-REZ-35, but not yet constructed include the following:

At the intersection of Green Level Church Road & O’Kelly Chapel Road

- Provide eastbound right-turn lane for a distance of approximately 500 feet.

The improvements proposed by this rezoning case mostly consist of improving Green Level Church Road, either through widening of proposed new pavement, or restriping of already existing widened sections of the roadway, so that an additional 2<sup>nd</sup> northbound and southbound thru lane along Green Level Church Road can be accommodated at intersecting collector streets along the corridor (Hortons Creek Road, Weycroft Avenue, and Ridgefield Drive).

There will remain approximately four properties along Green Level Church Road that will not be widened to allow a 2<sup>nd</sup> northbound and southbound thru lane on Green Level Church Road, which will result in gaps in the ultimate widening width. Those gaps are expected to be filled in as further development of the corridor is realized.

Improvements not offered for improvement by either the applicant or other rezoning applicants in the immediate area include:

At the intersection of Green Level Church Road & O’Kelly Chapel Road

- Widen on the southbound side of Green Level Church Road to allow for a 2<sup>nd</sup> southbound thru lane on Green Level Church Road. (A site plan has been filed for the properties located on the southwest corner of this intersection, known as O’Kelly Chapel Daycare and Office Center 15-SP-011. If this site plan and subsequent rezoning case for this assemblage is filed and approved, this improvement will most likely be completed).

At the intersection of Green Level Church Road & Ridgefield Road

- A 2<sup>nd</sup> northbound thru lane, plus receiving lane on Green Level Church Road. *(The applicant indicated in his justification statement that future development should be responsible for the widening and filling in this gap.)*

At the intersection of Green Level Church Road & Cary Glen Blvd

- Add a 50-foot EB right turn lane on McCrimmon Parkway or add a new traffic signal if warranted. The applicant has chosen not to make the improvement.

**Stormwater**

At the time of site plan review, the future plan must meet all stormwater management and detention requirements. Peak flow from the one-, two-, five- and 10-year storm events must be determined and must be attenuated back to pre-development conditions from the discharge point leaving the development.

**SUMMARY OF PROCESS AND ACTIONS TO DATE**

**Neighborhood Meeting**

According to the applicant, a neighborhood meeting for the proposed rezoning was held on April 16, 2014. According to the information submitted by the applicant, 15 residents attended the meeting. Questions and concerns expressed at the meeting are provided in the meeting minutes submitted by the applicant.

**Notification**

Consistent with NC General Statutes, notice of the public hearing on the proposed rezoning was mailed to property owners within 800 feet of the subject property, published on the Town's website and posted on the subject property.

**Town Council Public Hearing (March 26, 2015)**

One speaker (in addition to the applicant) expressed support for the proposed rezoning. There were questions from council members regarding standards for mass grading and proposed traffic mitigations. The applicant stated that he would continue to work with staff to clarify the wording of the proposed zoning conditions related to lot size and the timing of traffic mitigations.

**Planning and Zoning Board Meeting (April 27, 2015)**

The Planning and Zoning Board recommended approval of the request by a vote of 9-0. There were several general questions and comments concerning landscape buffers and proposed road improvements.

**CRITERIA FOR CONSIDERATION IN REVIEWING REZONINGS**

Section 3.4.1(E) of the Land Development Ordinance sets forth the following criteria that should be considered in reviewing rezonings:

1. The proposed rezoning corrects an error or meets the challenge of some changing condition, trend or fact;
2. The proposed rezoning is consistent with the Comprehensive Plan set forth in Section 1.3 (LDO);
3. The Town and other service providers will be able to provide sufficient public safety, educational, recreational, transportation and utility facilities and services to the subject property while maintaining sufficient levels of service to existing development;
4. The proposed rezoning is unlikely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife and vegetation;
5. The proposed rezoning will not have significant adverse impacts on property in the vicinity of the subject tract;
6. The proposed zoning classification is suitable for the subject property.



## APPLICABLE COMPREHENSIVE OR AREA PLAN REQUIREMENTS

### **Northwest Area Plan**

The Northwest Cary Area Plan is the governing land use document for the subject properties. The future land use designation for these properties is Low Density Residential (LDR), which is defined as single-family housing between one and three units per acre. The subject properties are also covered by Note #6 on the Northwest Area Plan's Future Land Use Map. Note #6 states that, "Ridgefield Farms lots should only convert from Very Low Density Residential (VLDR) to Low Density Residential (LDR) uses when at least 3 or more adjacent lots are consolidated/assembled for that purpose."

**Analysis:** This rezoning request is consistent with the Northwest Area Plan.

### **Parks, Recreation & Cultural Resources**

According to the Parks, Recreation and Cultural Resources Facilities Master Plan, a street-side trail is required along the eastern side of Green Level Church Road, and the Outer Loop Greenway is planned along the Western side of NC 540. In addition, the Ridgefield Farms neighborhood is bounded to the north by Nancy Branch, and the Nancy Branch greenway. The Nancy Branch open space corridor is one of four open space corridors planned as integral elements of the Northwest Area Plan. (See Northwest Plan, Chapter 1, Section 1.3 "Overview of the Plan: Open Space Corridors as the Central Element",

A recreation fund payment or park land dedication will be required in accordance with the Land Development Ordinance. Staff has recommended that a recreation fund payment be made for this site in lieu of a land dedication.

### **Growth Management Plan**

The Growth Management Plan includes the following Guiding Principles that are relevant to this case:

- Guiding Principle A1: Increase permitted densities in preferred growth areas to encourage desired forms of development.
- Guiding Principle R1: Ensure that adequate infrastructure and services are available concurrently with new development.
- Guiding Principle L1: Concentrate growth near existing and planned employment centers and available and planned infrastructure to minimize costly service-area extensions.
- Guiding Principle L2: Ensure that future growth protects sensitive natural resources and protects open space.

**Analysis or Comments:** The Ridgefield Farms subdivision is located adjacent to the Alston Regional Mixed Use Center and is less than two miles from Research Triangle Park. This request would increase the current density of development; however, it remains at a low density. The Town of Cary Land Development Ordinance (LDO) requires infrastructure and services, as well as protection of natural resources.

### **Affordable Housing Plan**

The Affordable Housing Plan includes the following goals that may be relevant to this case:

- Provide for a full range of housing choices for all income groups, families of various sizes, seniors, and persons with special challenges.
- Facilitate the creation of a reasonable proportion of the Town of Cary's housing as affordable units through additional homeownership opportunities for individuals and families earning between 60% and 80% of area median income and affordable apartments for individuals and families earning up to 60% of the area median income.

**Comments:** A single-family detached residential neighborhood may or may not support the goals of the Affordable Housing Plan; however, in this instance support is unlikely.

### **Comprehensive Transportation Plan**

**Green Level Church Road** is designated as a **Major Thoroughfare**

**Existing Section:** 2-lane road

**Future Section:** 6-lane road with landscaped median

**Sidewalks:** Required on both sides of road

**Bicycle Lanes:** Wide outside lanes required

**Transit:** Future C-Tran route planned  
**Status of Planned Improvements:** N/A

**Transit Service:** The nearest existing fixed-route transit service is provided by Triangle Transit Route No. 311 along NC 55 Highway, about one mile east of the site, by road, at the closest point. The future long-range service expansion plans for C-Tran envision a future route along Green Level Church Road, immediately fronting the site. However, the future timing and funding of such a service expansion has not yet been determined.

**Open Space Plan**

According to the Open Space Plan, the subject properties include multiple areas of mixed hardwoods and conifers, as well as several streams.

**Historic Preservation Master Plan**

This site has no identified historic resources.

**Summary Observations**

Although this case may not bring the ideal residential density to support the goals of the Town’s Northwest Area Plan and the Growth Management Plan, it will increase the residential density compared to what currently exists. On balance, this request is consistent with the Town of Cary Comprehensive Plan.

**OTHER REFERENCE INFORMATION**

Schools	Type <sup>1</sup>	Projected Range of Additional Students <sup>2</sup>
<i>This information is being provided for your review; however, the Wake County Board of Education controls capital projects for school capacities.</i>	Elementary School	49-71
	Middle School	10-26
	High School	12-32
Total Projected range of additional students <sup>2</sup>		71-129

<sup>1</sup>Information regarding specific Wake County Public School assignment options may be found by visiting the following: <http://assignment.wcpss.net/preview/myplan.html>

<sup>2</sup> The *Projected Range of Additional Students* is a rough approximation. The actual number of students will vary depending on variables, such as the number of bedrooms, dwelling size, and other factors. For example: a site with 12 three-bedroom homes could yield six additional students, while 12 homes with greater than three bedroom units could yield 10 students. The basis for making this calculation is based on multipliers provided by the Wake County Schools Office of Student Assignment. At rezoning, student yield cannot be accurately determined due to unknown variables.

**APPLICANT’S JUSTIFICATION STATEMENT**

Attached are the applicant’s responses to the justification questions contained in the application form. In addition, the applicant has submitted a *justification statement for the traffic mitigations* offered as zoning conditions. Please note that these statements are that of the applicant and do not necessarily represent the views or opinions of the Town of Cary.

**ORDINANCE FOR CONSIDERATION**

**14-REZ-17 Ridgefield Farms**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CARY TO CHANGE THE ZONING OF 79.95 ACRES WITH FRONTAGE ON OR ACCESS TO RIDGEFIELD FARM ROAD BY REZONING FROM RESIDENTIAL 40 (R-40) TO RESIDENTIAL 8 CONDITIONAL USE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CARY:

**Section 1:** The Official Zoning Map is hereby amended by rezoning the area described as follows:

**PARCEL & OWNER INFORMATION**

Property Owner	Property Address	County Parcel Number (10-digit)	Real Estate ID	Deeded Acreage
James Lee Chao & Juliana M Ma	0 Ridgefield Dr.	0735076945	0127710	7.69
Leo T & Nancy R Burka	7420 Ridgefield Dr.	0735084854	0127702	7.42
Jimmie R & F Joan Suttle	7416 Ridgefield Dr.	0735087959	0127703	8.19
Dennis M & Andrea L Lambert	7410 Ridgefield Dr.	0735191012	0127704	11.01
7408 Ridgefield LLC	7408 Ridgefield Dr	0735184707	0127705	8.11
Christopher C & Wendy Lu K Cook	7404 Ridgefield Dr.	0735184325	0127706	6.71
Robert Murray & Rosemary B Lucas	7400 Ridgefield Dr.	0735172800	0127707	5.97
Robert J Trawick & Sabra J Faires	0 Green Level Church Rd..	0735072127	0127712	9.8
Donald P & Sherry T Knepper	7405 Ridgefield Dr.	0735078423	0127709	6.53
VIBEBO LLS	0 Ridgefield Dr.	0735071789	0127711	8.52
<b>Total Area</b>				79.95

**Section 2:** That this Property is rezoned from R-40 to R-8-CU subject to the individualized development conditions set forth herein, and to all the requirements of the Cary Land Development Ordinance (LDO) and other applicable laws, standards, policies and guidelines, all of which shall constitute the zoning regulations for the approved district and are binding on the Property.

**Section 3:** The conditions proposed by the applicant to address conformance of the development and use of the Property to ordinances and officially adopted plans, to address impacts reasonably expected to be generated by the rezoning, and to promote the public health, safety and general welfare, and accepted and approved by the Town are:

1. Land use shall be limited to detached dwellings.
2. Density shall not exceed 1.8 dwelling units per acre.
3. Minimum lot size shall be 20,000 square feet for residential lots with frontage and driveway access on Ridgefield Drive and 10,000 square feet for all other residential lots
4. A 20-foot Type B perimeter buffer shall be provided.
5. The following improvements shall be constructed in accordance with NCDOT and Town of Cary standards and specifications prior to applying for approval by the Town of the plat for recordation of the first lot within the development:
  - (a) **Intersection of Green Level Church Rd. and McCrimmon Pkwy.**
    - o Restripe the existing, paved northbound right-turn lane on Green Level Church Rd. to provide a shared through and right-turn movement.
    - o Construct an additional 12-foot-wide northbound receiving lane aligned with the restriped northbound through lane for a minimum of 1,200 feet.
    - o Develop and implement a traffic signal modification plan to accommodate the improvement described above including a revised signal phasing and timing plan.
  - (b) **Intersection of Green Level Church Rd. and Hortons Creek Rd.**
    - o Provide an additional through lane in both directions on Green Level Church Road by restriping the existing, paved northbound and southbound right-turn lanes to provide a shared through and right-turn movement.
  - (c) **Intersection of Green Level Church Rd. and Weycroft Avenue**

- Provide an additional southbound through lane on Green Level Church Road by restriping the existing, paved southbound right-turn lane to provide a shared through and right-turn movement.
  - (d) Intersection of Green Level Church Rd. and Ridgefield Drive/Site Access 1**
    - Construct additional pavement and dedicate additional right-of-way on Green Level Church Rd. along the property frontage, in accordance with the Comprehensive Transportation Plan.
    - Construct a northbound right-turn lane with 50 feet of storage and appropriate taper.
    - Construct a landscaped median with a directional crossover, allowing for northbound and southbound leftovers and right-in/right-out access on the eastbound and westbound approaches.
  - (e) Intersection of Green Level Church Rd. and Site Access 2**
    - Construct additional pavement and dedicate additional right-of-way on Green Level Church Rd. along the property frontage from McCrimmon Pkwy through the intersection and along the frontage of the proposed project in accordance with the Comprehensive Transportation Plan.
6. The following improvements shall be constructed in accordance with NCDOT and Town of Cary standards and specifications prior to applying for approval by the Town of the plat for recordation of the 75th lot within the development:
- (a) Intersection of Green Level Church Rd. and O’Kelly Chapel Rd.**
    - Construct an additional 12-foot-wide lane in northbound direction on Green Level Church Rd. from Rosepine Drive to O’Kelly Chapel Rd. (approximately 570 feet)
    - Restripe the existing northbound lane on Green Level Church Rd. south of Rosepine Drive to provide a shared through and right-turn movement.
    - Develop and implement a traffic signal modification plan to accommodate the improvement described above including a revised signal phasing and timing plan.

**Section 4:** This ordinance shall be effective on the date of adoption.

Adopted and effective: *May 21, 2015*

---

Harold Weinbrecht, Jr.  
Mayor

---

Date