

Staff Report for Town Council



Meeting Date: October 27, 2016

16-CPA-02 Carpenter Village/Ferrell Farms Comprehensive Plan Amendment

Purpose: Consider action on the Comprehensive Plan Amendment

Prepared by: Scott Ramage, Planning

Speaker: Scott Ramage, Planning

Recommendation: Staff recommends council consider action on the proposed Comprehensive Plan Amendment.

Executive Summary: This is a request to amend the Future Land Use Map of the Northwest Cary Area Plan for the southern portion of the 74.25-acre property at 1132 Morrisville-Carpenter Road. The property is located on the north side of Morrisville-Carpenter Road, about ¼ mile west of Davis Drive. The applicant requests that the southern 19.94 acres currently designated as “Office/Institutional” (OFC/INS), and the 5.4 acres currently designated as “Office/Industrial” (OFC/IND) both be changed to Medium Density Residential (MDR). In addition, the applicant requests the removal of Note #15 on the Future Land Use Map. Note #15 currently indicates that the site could also be appropriate for a continuation of the commercial uses envisioned for the Carpenter Village Neighborhood Activity Center (NAC), the commercial core of which is planned for the opposite (south) side of Morrisville-Carpenter Road, in PDD Tract VC-1. There is an associated rezoning case, 16-REZ-11, Carpenter Village PDD Amendment.

Planning & Zoning Board Recommendation: The board recommended approval of the plan amendment by a vote of 7 - 0.

NOTE: The purpose of a comprehensive plan amendment is to evaluate the appropriateness of a proposed land use and/or other issue, need, or opportunity for the subject parcel(s) of land. Technical design standards of the Land Development Ordinance are addressed during review of the site or subdivision plan and can be found at [Land Development Ordinance](#).

SUBJECT PARCELS

Property Owner(s)	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
Ferrell Investments Ltd. Partnership 1600 Morrisville-Carpenter Road Cary, NC 27519-8633	0745252410 Portion	0022032 Portion	±25.34 affected acres (of 80.56 total acres)
Total Area			±25.34 affected acres

BACKGROUND INFORMATION

Applicant	Ferrell Investments Ltd. Partnership		
Applicants' Contact	Jason Barron Morningstar Law Group 630 Davis Drive, Suite 200 Morrisville, NC 27560 919.590.0371 jbarron@morningstarlawgroup.com		
Acreage	±25.34		
General Location	North of Morrisville-Carpenter Road, approximately ¼ mile west of Davis Drive.		
Schedule	Public Hearing August 11, 2016	Planning & Zoning Board September 19, 2016	Town Council October 27, 2016
Current Land Use Plan Designation	±19.94 acres designated as "Office/Institutional" (OFC/INS), and ±5.4 acres designated as "Office/Industrial" (OFC/IND), with entire site subject to Note #15 on Map 1 of the Northwest Area Plan.		
Proposed Land Use Plan Designation	Medium Density Residential (MDR), with removal of Note #15.		
Existing Zoning District(s)	Carpenter Village Planned Development District (PDD)		
Town Limits	Site is within the Town Limits		
Staff Contact	Scott Ramage, Principal Planner (919) 462-3888 scott.ramage@townofcary.org		

