

Staff Report for Town Council



Meeting Date: November 10, 2016

16-CPA-03 East Chatham Street Residential Comprehensive Plan Amendment

Purpose: Consider action on proposed comprehensive plan amendment

Prepared by: Anna Reading, Planning

Speaker: Anna Reading, Planning

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

Executive Summary: The owners of approximately 15.45 acres located between 844 and 900 E. Chatham Street and at 120 Nowell Creek Court, located approximately 0.20 mile east of the S.E. Maynard Road and E. Chatham Street intersection, are requesting to change the land use plan designation of the subject property from a designation of Office & Institutional (O&I), Low Density Residential (LDR), and General Commercial (GC) to a single designation of High Density Residential (HDR).

There is an associated rezoning request (16-REZ-14).

Planning & Zoning Board Recommendation: The board voted 6 - 1 to recommend approval.

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
Elizabeth C. Nowell Family Ltd Partnership 311 Marlowe Road Raleigh, NC 27609-7016	0774122862	0090268	1.88+/-
Mary N. Wheeler Revised & Restated Revocable Living 2115 Homestead Hills Dr. Winston-Salem, NC 27103- 6445	0774123779	0090269	1.88+/-
Elizabeth C. Nowell Family Ltd Partnership Mary N. Wheeler, Trustee 311 Marlowe Road Raleigh, NC 27609-7016	0774124778	0090270	1.88+/-
Elizabeth C. Nowell Family Ltd Partnership	0774125787	0051685	1.88+/-

Mary N. Wheeler, Trustee 311 Marlowe Road Raleigh, NC 27609-7016			
Susan A. Overstreet Jane A. Deal 3421 Stratford Road Richmond, VA 23225-1450	0774126786	0090271	1.88+/-
Elizabeth C. Nowell Family Ltd Partnership 311 Marlowe Road Raleigh, NC 27609-7016	0774128355	0051635	3.50+/-
Elizabeth C. Nowell Family Ltd Partnership 311 Marlowe Road Raleigh, NC 27609-7016	0774221657 Portion	0051663 Portion	2.2+/-
TOTAL AREA			15.45 acres

BACKGROUND INFORMATION

Applicant	William Ratchford Southwood Realty 165 E. York Street Gastonia, NC 28053 (704) 915-2650 William.Ratchford@southwoodrealty.com		
Applicant's contact	Peter Clossen Jones and Clossen Peter@jonesclossen.com		
Acreage	15.45 acres		
General Location	844 East Chatham Street, four unaddressed parcels located on the south side of East Chatham Street located between 844 and 900 East Chatham Street, 120 Nowell Creek Court, and a 2.2-acre portion of 900 East Chatham Street. <i>Note: The request does not include the property located at 880 East Chatham Street.</i>		
Schedule	Town Council Public Hearing July 25, 2016	Planning & Zoning Board Public Hearing September 19, 2016	Town Council November 10, 2016
Current Land Use Designation	Office/Institutional (OFC/INS), Low Density Residential (LDR), and General Commercial (GC)		
Proposed Land Use Designation	High Density Residential (HDR)		

Existing Zoning District(s)	Residential-40 (R-40) and General Commercial (GC)
Town Limits	Yes
Staff Contact	Anna Readling, Senior Planner (919) 469-4084 Anna.readling@townofcary.org

Vicinity Map

East Chatham Residential
Rezoning-16-REZ-14
Comprehensive Plan Amendment-16-CPA-03

