

STAFF REPORT

Town Council, February 25, 2016

Lewter Property Comprehensive Plan Amendment 15-CPA-07 (PL16-044b)

Consider action on proposed Comprehensive Plan Amendment

From: Jeff Ulma, Planning Director
 Prepared by: Scott Ramage,
 Approved by: Mike Bajorek, Interim Town Manager
 Approved by: Mike Bajorek, Deputy Town Manager

Speaker: Scott Ramage

Executive Summary: This is a Comprehensive Plan Amendment request for three properties totaling approximately 21.55 acres located at the northwest corner of the intersection of Green Level Church Road and Carpenter Fire Station Road. The site is currently designated on Cary's Northwest Area Plan as being mostly Medium to High Density Residential (MDR to HDR), with a small portion designated as Parks or Open Space (PKS/OS). Two special Plan Map Notes also apply to the site. The applicant proposes to amend the Comprehensive Plan by adding the site to the adjacent Cary Park Community Activity Center (CAC), and changing the underlying land use designation to Commercial (COM) or Medium Density Residential (MDR). There is a Rezoning Application (15-REZ-16) associated with this case.

Proposed Council Action: Council may take action.**SUBJECT PARCELS**

Property Owner	County Parcel Number (10-digit)	Real Estate ID	Deeded Acreage
Peggy Harwood Lewter and Grover Lewter 325 Davis Drive Cary, NC 27519	0725844460	0099982	±2.28
	0725846945	0078272	±14.41
	0725856677	0368308	±4.86
Total Area			±21.55

BACKGROUND INFORMATION

Applicant	Property Owner		
Applicants' Agent	Glenda Toppe Glenda S. Toppe & Associates 4138 Garden Lake Drive Raleigh, NC 27612		
Acreage	21.55 ±		
General Location	Northwest corner of the intersection of Carpenter Fire Station Road and Green Level Church Road		
Schedule	Public Hearing Nov. 19, 2015	Planning & Zoning Board January 25, 2016	Town Council February 25, 2016
Current Land Use Plan Designation	"Medium to High Density Residential" (MDR to HDR) and "Parks or Open Space" (PKS/OS), with 2 plan notes		

Proposed Land Use Plan Designation	“Commercial” (COM) or Medium Density Residential (MDR) and “Parks or Open Space” (PKS/OS), and also within the Cary Park Mixed-Use Community Activity Center (CAC), removing Note #7
Existing Zoning District(s)	Residential 40 (R-40)
Existing Zoning Conditions	None
Town Limits	The subject property is located outside the corporate limits but inside the Town of Cary ETJ.
Staff Contact	Scott Ramage, Principal Planner (919) 462-3888 scott.ramage@townofcary.org

Vicinity Map

Lewter Property at
Carpenter Fire Station Road
Rezoning & Comprehensive Plan Amendment
15-REZ-16 / 15-CPA-07

