

**Town of Cary, North Carolina  
Special Use and Site Plan Datasheet  
Middle Creek Community Library  
15-SU-002 & 15-SP-007**

*Town Council will decide these matters following a quasi-judicial hearing (Policy Statement 167). Quasi-judicial hearings are different than regular public hearings in that they resemble a court hearing where testimony is presented. The Town Council should refrain from “ex parte communication” about these cases, as they must make a decision based solely on the written and oral evidence actually presented at the hearing itself. This means that the Town Council should refrain from receiving any information about these cases outside the hearing, including emails, phone calls, letters, etc. The Town Council should also refrain from conducting meetings about these issues outside the hearing. These same prohibitions do not apply to staff. Staff welcomes inquiries from the public about any of these cases.*

**REQUEST**

The applicant has requested approval of a special use permit and site plan to develop an 8,800-square-foot library on a 3.75-acre portion of the 61-acre Middle Creek High School site on West Lake Road. The plan includes modifications to the Town’s requirements for installation of utilities and to the Town’s standards for retaining wall use in stormwater devices.

**SUBJECT PARCELS**

Property Owner	Wake County Parcel Identification Number (PIN) (10-digit)	Real Estate ID Number	Deeded Acreage
Wake County Board of Education c/o Real Estate Services Director 1551 Rock Quarry Road Raleigh, NC 27610-4145	0679170678	0255073	61.90
<b>Total Area</b>			61.90

**BACKGROUND INFORMATION**

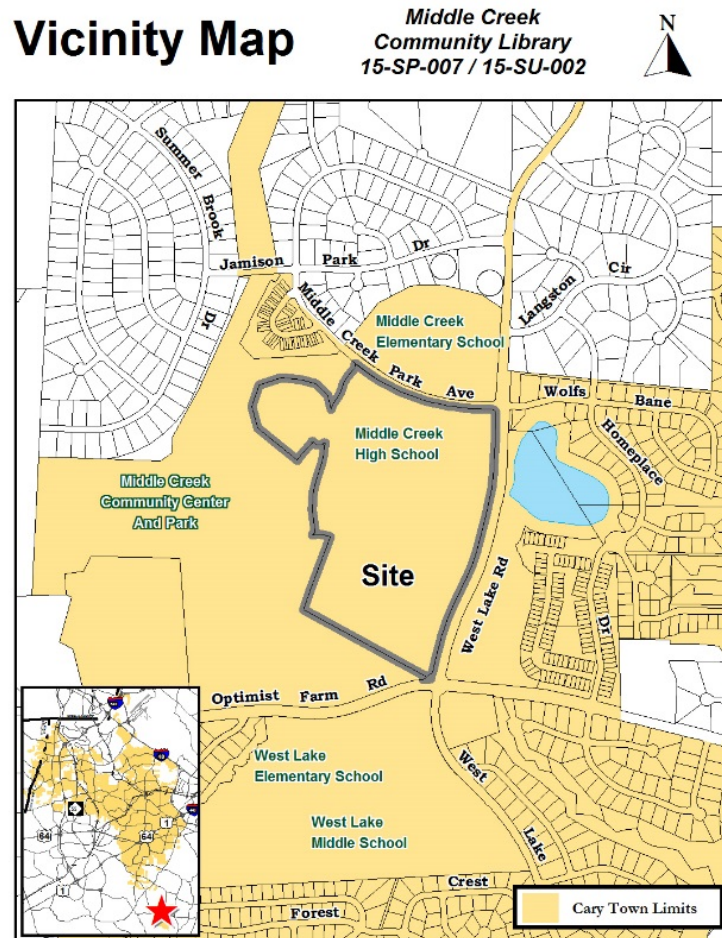
Applicant’s Agent	Lauren Dickson obs Landscape Architects 400 West Morgan Street, Suite 204 Raleigh, NC 27603 (919) 755-0046 <a href="mailto:lauren@obs-la.net">lauren@obs-la.net</a>
General Location	Southwestern corner of West Lake Road and Middle Creek Park Avenue
Land Use Plan Designation	Low-Density Residential (LDR)
Zoning Districts	Residential 40 – Conforming (R40-C)
Within Town Limits	Yes
Staff Contact	Kevin A. Hales, Senior Planner Town of Cary Planning Department P.O. Box 8005 Cary, NC 27512-8005 (919) 462-3944 <a href="mailto:kevin.hales@townofcary.org">kevin.hales@townofcary.org</a>

**PROJECT DESCRIPTION/SUMMARY OF REQUEST**

The applicant, obs landscape architects, has requested approval of a special use permit and site plan to develop an 8,800-square-foot library on a portion of the Middle Creek High School property. The property is residentially-zoned, requiring a Special Use permit to be approved by Town Council for institutional

uses such as this. Primary access would be via the existing school driveway off West Lake Road with a right-in/right-out driveway connection to Middle Creek Park Avenue. Stormwater management would be provided through a stormwater device located in the center of the proposed parking lot. Pedestrian connections would be provided to the adjacent roadways and the high school.

As submitted, this project includes two modifications to the Town's development standards. The first is a request to provide a payment-in-lieu for the installation of the required eight-inch reclaimed water line in Middle Creek Park Avenue. This request will be considered by Town Council pursuant to Policy Statement 132 – Effective Utilization of Reclaimed Water System. The second modification is a request to utilize hardscape edges in the design of the stormwater device in the center of the parking lot.



*This is a draft staff report containing general information only. There may be changes to this report before the final version is posted. For more information, you may contact the Planning Department at (919) 469-4046.*

*The complete staff report will be available at <http://carync.igm2.com/> approximately one week before the scheduled hearing.*