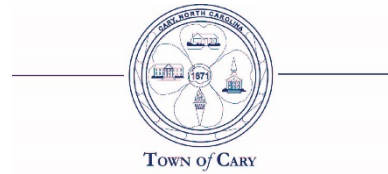


Staff Report for Town Council



Meeting Date: January 5, 2017

16-REZ-23 Old Reedy Creek Road Rezoning

Purpose: Consider action on proposed rezoning request

Prepared by: Debra Grannan, Planning

Speaker: Debra Grannan, Planning

Recommendation: Staff recommends that council consider action on the proposed rezoning request.

Executive Summary: The applicant has requested the Town consider an amendment to the Town of Cary Official Zoning Map by rezoning approximately 2.99 acres located at 1710 and 1750 Old Reedy Creek Road from Residential 40 (R-40) to Office and Institutional Conditional Use (O&I-CU). Conditions proposed by the applicant would limit the uses to veterinary office or hospital, kennel, and general or professional office. The applicant has also proposed to limit the maximum building size to 18,000 square feet.

This rezoning has an associated Consistency and Reasonableness Statement.

Planning and Zoning Board Recommendation: The board forwarded the case to Town Council with a recommendation for approval by a vote of 9 - 0.

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(s)	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
Martha Kelbaugh and Leon Mark Sorrell 3314 Bridges Street Lot 85 Morehead City, NC 27557-3273	0765583135	0066002	1.99
Sammy B. Foster and Ann D. Foster 2014 Memorial Park Drive Sparta, NC 28675-9665	0765581211	0789175	1.00
Total Area			2.99

BACKGROUND INFORMATION

Applicant & Agent	Randall Dunn, Jr Homestead Vet Clinic 2232 Old Reedy Creek Road Cary, NC 27513
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Acreage	2.99 ±		
Address	1710 and 1750 Old Reedy Creek Road		
Schedule	Town Council Public Hearing October 27, 2016	Planning & Zoning Board November 21, 2016	Town Council January 5, 2017
Land Use Plan Designation	Low Density Residential (LDR)		
Existing Zoning District(s)	Residential 40 (R-40)		
Existing Zoning Conditions	None		
Proposed Zoning District(s)	Office & Institutional Conditional Use (OI-CU)		
Proposed Zoning Conditions	<p>1. Uses shall be limited to: Animal Service uses including (1) Veterinary hospital/office with indoor kennel (2) Kennel, indoor only, and (3) Kennel indoor/outdoor (Subject to Special Use approval); and Office (Office, Business or Professional)</p> <p>2. Building size shall be limited to a maximum of 18,000 square feet.</p>		
Town Limits	Yes		
Staff Contact	Debra Grannan Senior Planner (919) 460-4980 Debra.grannan@townofcary.org		

Vicinity Map

Old Reedy Creek Road
Rezoning
16-REZ-23

