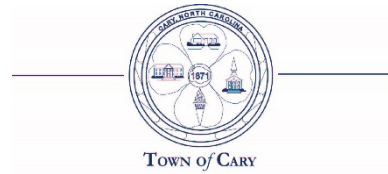


Staff Report for Town Council



Meeting Date: January 5, 2017

16-REZ-25 Arbors at Cary (Wrenn Drive) Rezoning

Purpose: Consider action on proposed rezoning request.

Prepared by: Katie Drye, Planning

Speaker: Katie Drye, 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 1.17 acres (one property and a portion of a second property) owned by Avanath Capital Management, LLC, from Office and Institutional (OI) and Office and Institutional Conditional Use (OI-CU) to Residential Multi-Family Conditional Use (RMF-CU), with zoning conditions limiting the land use to office and recreational uses ancillary to the existing multi-family dwelling development (Arbors at Cary apartment community).

This rezoning has an associated Consistency and Reasonableness Statement.

Planning and Zoning Board Recommendation: The Planning and Zoning Board recommended 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
Avanath Capital Management LLC 17901 Von Karman Ave., Suite 150 Irvine, CA 92614	0763237991 (Portion)	0068798 (Portion)	0.96 of 17.75 +/- acres
	0763332561	0362130	0.21 +/-
Total Area			1.17 +/-

PROJECT SUMMARY

The applicant is requesting to rezone a portion (0.96 acres) of a 17.75-acre tract of land and a second property to the east. The total area in the rezoning request is 1.17 acres. The 17.75 acre tract is currently split zoned, with 16.79 acres of the site zoned as RMF (the use for this area is the existing Arbors at Cary apartment complex). The remaining 0.96-acre

portion of the property is zoned as OI with the use for this area being the office for the Arbors at Cary apartment complex.

The applicant is requesting to rezone the portion of the property which is currently zoned for OI, and a second 0.21-acre parcel to the east which is currently zoned OI-CU, to RMF-CU. The applicant intends to expand the existing office building and install a recreational facility for the existing apartment complex on the site. The applicant has proposed a condition to limit the use to office and recreation ancillary to the existing multi-family development.

BACKGROUND INFORMATION

Applicant	Avanath Capital Management LLC, Property Owner		
Agent	Thomas Wing, EA Studio Architecture + Interiors, PLLC		
Acreage	1.17 +/-		
General Location	200 Wrenn Drive and an Unaddressed Parcel to the East		
Schedule	Town Council Public Hearing October 27, 2016	Planning & Zoning Board November 21, 2016	Town Council Board January 5, 2017
Land Use Plan Designation	High Density Residential (HDR) and Office/Institutional (OFC/INS)		
Existing Zoning District(s)	<ol style="list-style-type: none"> 1. Portion of PIN 0763237991 (0.96 of 17.75 +/- acres): Zoned Office and Institutional (OI), and Watershed Protection Overlay District (Swift Creek Subdistrict) 2. PIN 0763332561 (0.21 acre parcel): Zoned Office and Institutional Conditional Use (OI-CU), and Watershed Protection Overlay District (Swift Creek Subdistrict) 		
Existing Zoning Conditions	For the 0.21-acre parcel with PIN 0763332561 the existing condition reads as follows: <ol style="list-style-type: none"> 1. "Development shall abide by the Watershed Protection Ordinance of the Town of Cary." 		
Proposed Zoning District(s)	Residential Multi-Family Conditional Use (RMF-CU) Watershed Protection Overlay District (Swift Creek Subdistrict)		
Proposed Zoning Conditions	<ol style="list-style-type: none"> 1. The land use of the 0.96-acre portion of the 17.75-acre property with PIN 0763237991 and the adjacent 0.21-acre property with PIN 0763332561 shall be limited to office and recreation uses ancillary to the existing multi-family dwelling units located on the portion of the 17.75-acre property that is currently in the RMF district. 		
Town Limits	Yes		
Staff Contact	Katie Drye 919-469-4085 Katie.drye@townofcary.org		

Vicinity Map

Arbors at Cary (Wrenn Drive)
Rezoning
16-REZ-25

