

# Staff Report for Town Council

**Meeting Date:** October 26, 2017



**16-REZ-32 Silverton PDD Amendment (Waltonwood)**

**Purpose:** Consider action on proposed rezoning

**Prepared by:** Debra Grannan, Planning

**Speaker:** Debra Grannan, Planning

**Executive Summary:** The applicant has requested the Town amend a portion of the previously approved Silverton Planned Development District (PDD) to change the permitted uses from office and retail to allow a life care community, multi-family dwellings, and townhomes. Parcel “A,” which is currently zoned to allow Office and Institutional use, is proposed for a maximum of 212 multi-family dwelling units. Parcel “I,” which is currently zoned for retail (shopping center) use, is proposed for a life care community with 179 units and a townhome development with 37 lots.

**Recommendation:** Staff recommends denial of the rezoning due to the proposed change from office to multi-family residential use on parcel A.

**Planning and Zoning Board Recommendation:** Recommended for denial by a vote of 8-0.

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
RWC Properties, LLC 14413 Possum Track Road Raleigh, NC 27614	0755715766	0237410	1.92
	0755812817	0237411	18.9
	0755826195	0237412	1.21
GLJ Development, LLC 7125 Orchard Lake Road Suite 200 West Bloomfield, MI 48322	0755912461	0148766	19.23
<b>Total Area</b>			<b>41.26±</b>



**OVERVIEW**

Acreeage	41.26 ±		
General Location	West and south of the Evans Road and NW Cary Parkway intersection		
Town Council District	Future District B		
Schedule	<b>Town Council Public Hearing</b>  April 13, 2017	<b>Planning &amp; Zoning Board Public Hearing</b>  July 24, 2017	<b>Town Council</b>  October 26, 2017
Existing Zoning District(s)	Planned Development District (PDD)		
Existing Zoning Conditions	As shown on the Silverton PDD Master Plan		
Proposed Zoning District(s)	Planned Development District (PDD), amended as described below.		
Proposed Zoning Conditions	As indicated on the Silverton PDD document and associated Preliminary Development Plan (PDP)		
Town Limits	Approximately three (3) acres within the Parcel "A" tract is located inside Cary's corporate limits. The majority of the subject property is outside the corporate limits, but inside Cary's ETJ. Annexation will be required prior to development plan approval.		
Applicant	RWC Properties, LLC and GLJ Development, LLC		

Applicant's Contact	Jason Barron Morningstar Law Group 630 Davis Drive Suite 200 Morrisville, NC 27560
Staff Contact	Debra Grannan Senior Planner <a href="mailto:Debra.grannan@townofcary.org">Debra.grannan@townofcary.org</a> (919) 460-4980