

Staff Report for Town Council

Meeting Date: August 24, 2017

17-CPA-01 Weldon Ridge

Purpose: Consider action on proposed Comprehensive Plan Amendment request

Prepared by: Meredith Gruber, Planning

Speaker: Meredith Gruber, Planning

Executive Summary: The applicant has requested the Town consider an amendment to the Chatham-Cary Joint Land Use Plan, a special planning area in the Imagine Cary Community Plan, for 61.93 acres south of New Hope Church Road, west of Yates Store Road, and east of the American Tobacco Trail, to change the Joint Plan Land Use Designation from Low Density Residential (LDR) and Office/Institutional (OFC/INS) to Medium Density Residential (MDR) and Office/Institutional (OFC/INS). The proposed MDR area would include a map note indicating a recommended maximum density of 3.31 dwellings per acre.

Recommendation: That Council approve this Comprehensive Plan Amendment request. See below for more information on the recommendation.

Planning and Zoning Board Recommendation: The Planning and Zoning Board unanimously recommended approval by a vote of 8 – 0.

NOTE: The purpose of a Comprehensive Plan Amendment is to evaluate the appropriateness of a proposed land use and/or other issue, need, or opportunity for the subject parcel(s) of land. Technical design standards of the Land Development Ordinance are addressed during review of the site or subdivision plan and can be found at [Land Development Ordinance](#).

SUBJECT PARCELS

Property Owner(s)	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Property Address	Deeded Acreage
Highcroft Commons, LLC 10801 Crisp Dr. Raleigh, NC 27614	0725107310	19865	Unaddressed property with frontage on Yates Store Road	41.15
Parker & Orleans Homebuilders 211 James Jackson Ave. Cary, NC 27513	0724199131	80019	Unaddressed property with frontage on Yates Store Road	20.78
Total Area				61.93+/-

OVERVIEW



Schedule	Town Council Public Hearing June 22, 2017	Planning & Zoning Board July 24, 2017	Town Council August 24, 2017
Schedule (Chatham County)	Board of Commissioners Public Hearing May 15, 2017	Chatham Planning Board June 6, 2017	Board of Commissioners August 21, 2017 (tentative)
Existing Land Use Designation	Low Density Residential (LDR) and Office/Institutional (OFC/INS)		
Proposed Land Use Designation	Medium Density Residential (MDR) and Office/Institutional (OFC/INS), with a Map Note limiting the MDR area to a maximum of 3.31 dwellings per acre.		
Existing Zoning District(s)	Planned Development District Major (PDD Major)		
Town Limits	Yes		
Applicant and Applicant's Contact	Glenda S. Toppe, Glenda S. Toppe & Associates 919-605-7390 glenda@gstplanning.com		
Staff Contact	Meredith Gruber 919-460-4983 meredith.gruber@townofcary.org		

