

# Glenda S. Toppe & Associates

## Town of Cary

03/07/2018 Neighborhood Meeting Minutes

18-REZ-05 Carpenter's Pointe

Glenda Toppe gave brief introduction and summary:

- Letters sent to all neighbors within 800 feet of subject property.
- Property currently zoned R-40, which is a "holding zone" for undeveloped property. Property with this zoning is expected to be rezoned.
- Church is zoned R-40, but YMCA went through a commercial rezoning several years ago.
- The proposal is for 20.6 acres to become Transitional Residential Conditional Use. Maximum density is 5 units/acre with 12,000 square feet of community gathering space.
- To the west is a Town owned park. To the east is R-40, with commercial to the northeast. There is a development to the southeast of townhomes and single family residential. R-8 zoning to the southwest.
- The Cary Community Plan calls for mixed neighborhood in this area, which includes mixed residential and small scale multi-family housing. It allows for a variety of housing types with a transition to the surrounding neighborhood.
- The main entrance will be off Carpenter Fire Station Road. There will be a connection to a private road to the east of the subject property that Crosspointe Church installed which connects Carpenter Fire Station Road and Indian Wells Road. There will also be a stub out to the southern property line.
- A stream and its buffer runs through the property and cannot be developed.
- Applicant feels it is an appropriate location for this type of development because it provides walkability with access to the YMCA and the future greenway.
- Speculate development in all of the surrounding R-40 parcels.

The floor was opened to questions.

1. One gentleman said his driveway will be right near the entrance off Carpenter Fire Station Road. He had concerns about added traffic and road widening. How will this affect him? And how many entrances will be required...will it be safe?
  - Glenda explained that this development fell below the threshold for a required traffic impact study as determined by the Town of Cary.
  - HH Hunt will be developing the property in two sections because the stream buffer bisects the property. They do not plan on crossing the buffer. The greenway is proposed along the southern side of the stream as well. Site constraints will limit where and how the lot can be developed. One entrance will be provided for residences on the northern side and one for the southern side.
2. A second gentleman, who lives just west of the proposed development asked why the church was permitted to cross the stream buffer with their road. He also wanted to know the buffer requirement near his property. He also asked if eventually he could tap into the utilities provided to the development since he is on well/septic.
  - A church representative said they received a one-time-only permission to cross the stream buffer.

- Glenda explained that the buffer adjacent to the residential property will be 40 feet and is a Type A Buffer, which is an opaque buffer requiring a mix of deciduous and evergreen trees. The church representative said that there is a similar buffer planted along the new church road that residents could use as an example of what this type of buffer would look like. Glenda added that town staff will check the landscaping for all requirements.
  - Utilities will be brought to the property line with this development.
  - Cary staff explained that to tap into utilities, the property owner would have to petition to annex into the Town Limits. The zoning on their property would not change if they annexed into the Town.
3. The same gentleman also asked about road widening on Carpenter Fire Station Road and when does it happen?
    - Glenda and staff collectively explained that if the rezoning is approved, Cary's Transportation Plan calls for road widening and the developer will be responsible for those road improvements as part of the development process.
    - The church representative confirmed that the church had to take these actions as well.
  4. The same gentleman then asked why the church itself did not resemble the site plan that was presented to the public before being built. It is much bigger and more complex than what was shown on the original plan. He is concerned that this could happen again with this new development.
    - Glenda explained that this is a conditional use rezoning and whatever is proposed will "run with the land". It cannot be changed without going back through the rezoning process.
  5. The first gentleman then asked if there were any height restrictions for the development. He also asked when the site plans will be available for the public to view.
    - Staff answered 35 foot maximum height restriction. This is the same for single-family detached residential.
    - Glenda explained that a rezoning case can take up 6 to 7 months to complete and be approved. A site plan is submitted after the rezoning is approved. It will probably be sometime in the fall when the site plan will be submitted. Staff also mentioned that site plans are all downloaded onto the Town's website and are available for the public.
  6. A third gentleman asked what impacts will there be on the greenway and stream/buffer near his home at the southern end of the proposed development.
    - Staff responded that there will be no impacts to his property or the greenway and stream near his property. The development stops at the edge of the subject property.
  7. Another gentleman asked when the greenway will be available for use?
    - Staff responded that no one from Parks & Recreation was at the meeting to properly answer the question, but in general, there is no connectivity at this point because there are gaps in the greenway due to property that the Town does not yet own. So the answer is uncertain.
  8. Finally, the last question came from the second gentleman, who asked if HH Hunt would ever want to buy their property to the west of the proposed development.
    - Glenda answered that to add more property would require another rezoning. Staff responded by saying this has happened in the past.