

Neighborhood Meeting for
Rezoning application of Indian Wells 18-REZ-13
Date : June 6th 2018

Zoning - rule section to govern building of land

- Land Development Ordinance (LDO) city law to include the usage of buffers, heights of buildings located in parcel of land.

Main reason for the rezoning of 18-REZ-13 is to increase higher density concentration for more additions of townhomes/ detached single family homes.

The location of Indian Wells is divided into three parcels of land in which the applicant is looking to combine the three lots for the usage of building townhomes is the intended goal.

For the current holding zone

- Small lot single family homes are a possibility
- Allowance of detached single homes versus townhomes

Surround communities include but not limited too

- Pantigo Trail
- Wakena Road

Surrounding communities are mainly comprised of detached single family homes

- Concerns voiced by surrounding neighbors
 - Density increase of population
 - Only a singular road (Indian Wells Rd.)
 - Surrounding public school system population density to high
 - The buffer between (Neighbors said they paid high premium for the lots back to woods, with the new development, the woods was gone and they worried this will affect the value of the property.
 - Too many surrounding communities

If possible trying to further encourage communication with neighbors in the future.

Below is a map of the plot of land that is ready to be annexed by the town of Cary.

