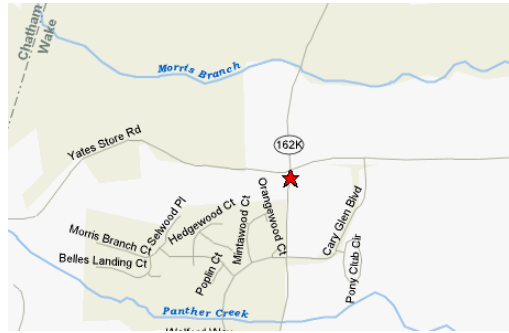


1.1 PURPOSE

The Horton Property PDD is a proposed 35.51-acre planned residential development. (Acreage is approximate.) The use planned for the PDD is single-family detached residential. The property is adjacent to Amberly PDD and Weycroft PDD.

1.2 APPLICABILITY



Vicinity Map for the Proposed Horton Property PDD

This zoning district shall apply to the geographic land area shown on the above map and on the Official Zoning Map as adopted by the Town of Cary or as may be amended. This property will be annexed into the Town of Cary as part of this request.

1.3 GENERAL DEVELOPMENT

1.3.1 Land Uses

The Horton Property PDD is a proposed 35.51-acre planned residential development. The use planned for the PDD is single-family detached residential. The property is adjacent to Amberly PDD and Weycroft PDD. The master plan provides for a maximum of 98 single-family dwelling units with a density of 3.5 dwelling units per acre. The planned land use of medium density residential falls within the density range established in the Northwest Area Plan.

1.3.2 Vehicular and Pedestrian Circulation

Vehicular access is provided from Green Level to Durham Road and connections from the approved Amberly PDD. Sidewalks are planned for one side of the major thoroughfare (Green Level to Durham Road) and one side of all other streets except cul-de-sacs.

1.3.3 Buffers, Landscape Areas, Open Space and Land Dedication Requirement/P.I.L.

Buffers and landscape areas and their width are indicated on the Conceptual Master Land Use, Circulation, and Open Space/Buffer Plan.

The open space requirement for the Horton property is 5% for a total of 1.8 acres. The total open space acreage in the development is 6.35 acres or approximately 18% of the site.

The applicant is requesting a payment-in-lieu to meet the Town's land dedication ordinance. Credit toward the payment-in-lieu will be given for any greenway easement provided or construction of a greenway.

1.3.4 Utilities

Water and sanitary sewer will be provided to this tract via extensions of proposed Town of Cary utility lines. Additionally, Public Service gas, BellSouth, Time Warner Cable, Progress Energy and other various public utilities will provide services to this property. All construction associated with utility infrastructure shall be completed in accordance with the Town of Cary Standard Specifications and Details. Line sizes shall also be in accordance with Town of Cary Utility Master Plans.

1.3.5 Phasing

This project is proposed to develop in accordance with the following schedule, although the phasing schedule may change due to changes in market conditions.

	Single Family	Phasing Schedule
Phase I	48	Spring'06
Phase II	50	Spring '07

1.3.6 Road Improvements

Green Level to Durham Road adjacent to the Horton PDD will comply with the Cary Comprehensive Transportation Plan. Road improvements for Green Level to Durham Road will be implemented with Phase 2 improvements. Internal roadways will be connected to Amberly and Green Level to Durham Road. The PDD includes a request for an exception to the alternative standard collector avenue policy to permit a maximum of 6 driveways.

1.4 DISTRICTS CREATED AND DEFINED

District	Acres	Max. Number Units
SF	27.95	98
Open Space	6.35	--

1.5 ALLOWED USES

Principal uses allowed in the district are detailed in the Use Table contained in this Section. Accessory or ancillary uses normally associated with these primary uses and which do not constitute more than 25% of the gross floor area on a site are allowed in conjunction with the principal use.

TABLE OF PERMITTED USES

The table below sets forth the uses allowed within all districts.

TABLE OF PDD DISTRICT USES

USE CATEGORY	USE TYPE	SF Parcel	Use Spec. Standards
RESIDENTIAL USES			Refer to PDD
Group Living	Life care community	P	
Household Living	Accessory dwelling	P	
	Detached dwelling	P	
	Patio dwelling	P	
	Home occupations	P	
ACCESSORY USES	Accessory dwelling unit, utility dwelling units, satellite dish, swimming pool, hot tub, or spa	P	Refer to PDD
Day Care	Child day care center	S	
	Day care home, large	S	
	Day care home, small	P	
Government Services	All	P	
Park and Open Space	Athletic field, public	P	
	Community garden	P	
	Park, public	P	
	Neighborhood recreation center public/private	P	
Religious Assembly	All	P	
Utility	Public utility facility, major	P	
	Transportation Center	P	
	Public utility sub-station, minor	P	

1.6 STANDARDS FOR NEW DEVELOPMENT

1.6.1 Compliance with Development Plan Procedures Required

All new development shall be subject to development plan review in accordance with Section 3.10 of the Cary Land Development Ordinance, except as otherwise stated in this PDD document.

1.6.2 General Development Requirements

As applicable, the following general requirements shall govern development within the Horton property PDD:

(A) Measurement of Acreage, Density, and Units

Acreage may vary due to variations in parcel configuration. Therefore, densities may vary from the numbers shown on the Master Land Use Plan, Circulation, and Open Space/Buffer Plan. In no case, however, shall the number of units increase above the number approved for the entire tract.

(B) Reduction of Building Setbacks

All building setbacks may be reduced a maximum of 10% by Town of Cary staff.

(C) Interior Buffers or Building Setbacks

Within all nonresidential parcels, there shall be no interior buffers or building setbacks. No buffers are required adjacent to the recreation site.

(D) Buffers, Landscape Areas and Streetscapes

All widths and types of buffers, landscape areas and streetscapes shall be as specified on the Conceptual Master Land Use, Circulation, and Open Space/Buffer Plan and within this PDD document and shall not be subject to any or all code changes.

Landscape areas are part of the lot.

(E) Open Space Configuration and Dimensions

The exact configuration and dimension of open space areas shall be determined at the time of subdivision or site plan approval. No additional recreational space or open space above and beyond what is specified in the PDD Document shall be required of any parcel.

(F) Sidewalks

Sidewalks are planned for one side of the major thoroughfare (Green Level to Durham Road) and one side of all other residential streets except cul-de-sacs.

(G) Land Dedication

A payment-in-lieu is being proposed to meet the land dedication requirement. Credit will be given for any greenway easement provided or construction of a greenway.

(H) Access Points

Access points are identified on the Land Use, Circulation, and Open Space/Buffer Plan. Exact location of these access points shall be determined at subdivision or site plan submittal.

(I) Recreation Facility

A private recreation facility may be located within the development.

(J) Street Connectivity

Connectivity requirements will be met.

(K) Street Layout

The proposed street layout may vary due to topography and building configurations.

1.7 SPECIFIC DEVELOPMENT STANDARDS

The following development standards shall apply to all uses within each district of the proposed PDD:

<u>Use</u>	<u>Min. Lot Size</u>	<u>Min. Width</u>	<u>Building Setbacks</u>	<u>Side (ft)</u>	<u>Rear (ft)/Corner (ft)</u>	<u>Max. Height (ft)</u>
Tract A			From			
Detached dwellings	7,000	60'	Thoroughfare: 50' All other: 18' with parking in front, 8' without parking	10 feet aggregate with 5 feet minimum	20' / 18' corner w/parking, 8' corner w/out parking	35

1.8 OPEN SPACE, BUFFERS AND STREETSCAPES

1.81 Open Space

The open space requirement is 5% of the site or 1.8 acres. The total open space acreage in the development is 6.35 acres or approximately 18% of the site.

1.82 Streetscapes

Streetscape is an area located along a street to provide special plantings, community identity or other landscape treatments. The provision of streetscapes along public right-of-ways is not intended to totally obscure development. The purpose is to provide a transition area, establish an image for the development and reinforce the character of the project. Within the proposed PDD, there will only be a streetscape along Green Level to Durham Road.

- Where buildings back up to a road, there will be a 30-foot streetscape. Existing vegetation within the 30-foot streetscape will not be removed except where needed for road construction, utilities, berming, fencing and site grading within the property and adjacent tracts. The streetscape will be re-vegetated when the streetscape is void of natural vegetation or when clearing and/or grading for roadway improvements encroach more than 50% into the required thirty-foot (30) streetscape yard. If re-vegetation is implemented, plant material will be installed to a Town of Cary Type A buffer standard.

There will be one canopy tree every 40 feet for all interior streets since no streetscape is required.

1.83 Stream Buffers

Stream buffers within the proposed PDD shall be undisturbed land areas reserved adjacent to streams to protect water quality. No grading is allowed within the stream buffer except for street crossings, pedestrian paths, utility extensions, stormwater devices and where permitted within the Town's Watershed Protection Ordinance.

1.9 MAPS

1.9.1 Conceptual Master Land Use, Circulation and Open Space/Buffer Plan