

**CHAPTER 1: LAURAL PARK  
PLANNED DEVELOPMENT DISTRICT**

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**Cary Land Development Ordinance (LDO) Supplement**

**Prepared for the Town of Cary, North Carolina**  
Submittal June 27, 2005

**Developer**

**Westfield Homes**

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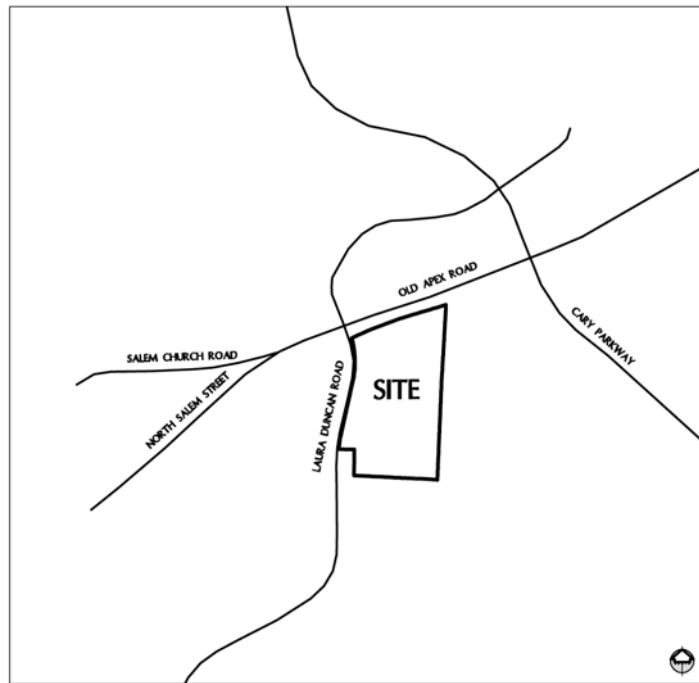
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**1.1 PURPOSE**

Laural Park PDD is a planned 38.06-acre mixed residential community (acreage is approximate) focused on providing additional housing opportunities to the area. The uses planned for the PDD are detached and attached residential. The property is located on Laura Duncan Road near the southwest intersection of SW Cary Parkway and Old Apex Road.

**1.2 APPLICABILITY**

This zoning district shall apply to the geographic land area shown on the following map and on the Official Zoning Map as adopted by the Town Council or amended.



VICINITY MAP

SCALE: 1"=1000'

**1.3 GENERAL DEVELOPMENT**

**1.3.1 Land Uses**

The Conceptual Master Plan provides for a maximum of 300 residential units. The types of units include detached residential, patio homes, cluster homes, zero lot line homes, townhomes and condominiums.

This request also includes an amendment to the Town's adopted Land Use Plan. The current land use is industrial, which reflects the use that is presently on the property, Bepak. The request is to amend the land use plan to reflect medium density residential.

An overall density of 7.88 dwellings units per acre is proposed.

### **1.3.2 Vehicular, Pedestrian Circulation and Road Improvements**

The proposed development will provide vehicular and pedestrian circulation. Refer to the Conceptual Master Plan for more details.

This development is located on Laura Duncan Road. The widening of Laura Duncan Road shall be constructed in conformance with the standards of the Town of Cary's Comprehensive Transportation Plan.

The typical internal street sections will meet the typical sections required by the Town's Standard Specifications and Details Manual. With the PDD, the developer is proposing that Talloway Drive be constructed as a residential street. The developer requests a reduction of the Town's collector street design standards to decrease disturbance of existing topography, provide traffic calming, as well as promote a more pedestrian friendly neighborhood. Curb and gutter and sidewalk will be on one side of the street.

### **1.3.3 Buffers, Open Space and Land Dedication Requirements**

Buffers and their width are indicated on the Conceptual Master Plan.

The open space requirement for Laural Park PDD is 5% for a total of 1.9 acres. The total open space acreage in the development is 5 acres.

The applicant is requesting a payment-in-lieu to meet the Town's land dedication ordinance. Fee credits will be given for any greenway easements, trails and/or multi-purpose paths as agreed on by the developer and the Town of Cary.

### **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 Storm Drainage

This project is subject to the Town of Cary Stormwater Management requirements that are found in the LDO. The BMP's proposed will provide total nitrogen control and the design of a1-year storm peak attenuation. The type and design of the BMP will be determined at the time of site development.

### 1.3.6 Phasing

A three-year build-out is planned for the development although the timing may change due to changes in market conditions:

## 1.4 SUBDISTRICTS CREATED AND DEFINED

In order to present the full range zoning and development requirements for each different area, this zoning district is divided into subdistricts as follows:

Subdistrict	Acres	Max. Number of Residential Units	Max. Density
Mixed Residential	38.06	300	8.00
Open Space	5.0		

## 1.5 ALLOWED USES

Principal uses allowed in each subdistrict are detailed in the Use Table contained in this Section. Accessory or ancillary uses normally associated with such primary uses are allowed in conjunction with the principal use. The Use-Specific Standards for each permitted and special use in Laural Park are those standards and requirements that are found in the LDO unless otherwise specified in this PDD document. The standards and requirements found in the Laural Park PDD document take precedence over the standards found in the LDO.

Use Category	Use Type and Use Class	Mixed Residential	Open Space
RESIDENTIAL USES			
Household Living	Accessory dwelling	P	
	Detached dwelling	P	
	Multi-family dwelling	P	
	Multi-family dwelling, mid-rise	P	
	Patio dwelling	P	

Use Category	Use Type and Use Class	Mixed Residential	Open Space
	Semi-detached/attached dwelling	P	
	Townhouse	P	
	Home Occupations	P	
ACCESSORY USES	Accessory dwelling unit, utility dwelling unit, satellite dish, swimming pool, hot tub, or spa	P	
PUBLIC / INSTITUTIONAL USES			
Day Care	Day care home, large	S	
	Day care home, small	P	
Park and Open Space	Neighborhood recreation center, private	P	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 Amberly:

#### (A) Measurement of Acreage, Density, and Units

Acreage may vary due to variations in parcel configuration; however, all acreage within the development is subject to final field survey. Therefore, densities may vary from the numbers shown on the Conceptual Master Plan. In no case, however, shall the number of unit's increase above the number approved for each parcel.

#### (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**  
There will be no buffers or building setbacks required between any proposed neighborhood recreation facility and the adjacent residential lots.
- (D) **Open Space Configuration and Dimensions**  
The exact configuration and dimension of open space areas shall be determined at time of subdivision or site plan approval. No additional recreational space or open space above and beyond what is specified in this PDD document shall be required of any parcel.
- (E) **Land Dedication Requirement**  
The applicant is requesting a payment-in-lieu to meet the Town's land dedication ordinance. Fee credits will be given for any greenway easements, trails and/or multi-purpose paths as agreed on by the developer and the Town of Cary. Refer to the Conceptual Master Plan for more details.
- (F) **Buffers and Streetscapes**  
All types of buffers and streetscapes shall be as specified on the Conceptual Master Plan Map and within this PDD Document and shall not be subject to any or all code changes.
- (G) **Sidewalks**  
Curb and gutter and sidewalk will be on one side of the street.
- (H) **Street Layout**  
The proposed street layout may vary due to topography and building configurations. However, the general layout will remain the same.
- (I) **Alternate Street Designs**  
The developer reserves the option to request alternate street designs from Town of Cary standards that may include, but not be limited to one-way circulation, reduced right-of-way and street widths and alleyways. Alternatives must be reviewed and approved by the Town of Cary staff.
- (J) **Access Points**  
The exact location of access shall be determined at subdivision or site plan submittal. Additional access points may be added if warranted by type of land use, topography, or type of housing.
- (K) **Recreation Facility**  
A private recreation facility may be located on the site, including on land designated as open space.
- (L) **Street Connectivity**  
Connectivity requirements of the Town of Cary will be met.

**(M) Road Sections**

Road section within Laural Park will be built in accordance with the requirements of the Comprehensive Transportation Plan with the exception of Talloway Drive, which is proposed to be as a residential street. Right of way will be dedicated as site plans are submitted to the Town of Cary for approval.

**1.7 SPECIFIC DEVELOPMENT STANDARDS**

The following development standards shall apply to all uses within each subdistrict of the Laural Park Planned Development District:

Subdistrict/ Use	MINIMUM LOT DIMEN- SIONS AREA (SF)	MINIMUM WIDTH (FT)	MINIMUM BUILDING SETBACKS ROADWAY FRONT (FT)	SIDE (FT)	REAR (FT)/ CORNER (FT)	MAX. HEIGHT (FT)
SF Detached dwellings (including cluster, zero-lot line, patio)	5,000	50	Public street r/w: 18' w/parking in front; 8' w/out parking	6' aggregate with 3' minimum	15'/18'	40'
SF Attached dwellings *  * For attached dwellings, building-to-building separation will be a minimum 10 feet. Building setbacks for attached dwellings will be a minimum 10 feet from boundary property line and a minimum 10 feet from all buffers.	0	0	Public street r/w: 18' w/parking; 8' w/out parking. Private street back of curb: 18' w/parking in front; 8' w/out parking	6' aggregate with no minimum	15'/12'	3 stories

## **1.8 OPEN SPACE, BUFFERS AND STREETSCAPES**

### **1.8.1 Open Space**

The open space requirement for Laural Park PDD is 5% for a total of 1.9 acres. The total open space acreage in the development is 5 acres.

### **1.8.2 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. Streetscapes are only required where shown on the master plan. Refer to Conceptual Master Plan for where they apply.

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 C buffer standard. Where a streetscape is shown, there is no minimum setback and street trees will be provided.

### **1.8.3 Stream Buffers**

Stream buffers within Laural Park 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, utilities, stormwater devices and where permitted within the Town's Watershed Protection Ordinance. Lotting is not permitted in stream buffers.

### **1.8.4 Undisturbed Buffers**

Undisturbed buffers are excluded from the development parcel and will be maintained by the appropriate owners association. These areas will remain undisturbed except as required for the construction of streets, pathways, utilities and water quality devices. Disturbed areas shall be re-vegetated according to Town of Cary C buffer requirements. Lotting is not permitted in undisturbed buffers. In order to promote healthy vegetation within undisturbed buffers, underbrush and trees (less than 5" caliper in diameter for larger trees and less than 2" caliper for understory trees) may be trimmed or removed. Tree surveys in undisturbed buffers are not required.

## **1.9 MAP**