

**STAFF REPORT**

Town Council, July 25, 2016

**Ten Ten Road Rezoning 16-REZ-01 (PL16-082b)**

Consider action on proposed rezoning request.

From: Jeff Ulma, Planning Director  
 Prepared by: Mary Beerman, Senior Planner  
 Approved by: Mike Bajorek, Interim Town Manager  
 Approved by: Russ Overton, Assistant Town Manager

**Speaker:** Mary Beerman

**Executive Summary:** The applicant has requested the Town consider an amendment to the Town of Cary Official Zoning Map by applying initial Town of Cary zoning to 8.46 acres located at 3700, 3708 and 3716 Ten Ten Road. The property is currently in the Wake County Residential-30 (R-30) zoning district. The property owner proposes to rezone the property to Town of Cary Residential-8 Conditional Use (R8-CU) with zoning conditions that include limiting land use to a maximum of 15 detached dwellings.

There is an associated Owner-Initiated Annexation Petition – **16-A-02**.

This rezoning has an associated Consistency and Reasonableness Statement.

**Planning and Zoning Board Recommendation:** The Planning and Zoning Board recommended approval by a vote of 7-0.

**Proposed Council Action:** Council may take action.

Note: The purpose of the rezoning is to determine whether or not the land uses and densities allowed in the proposed zoning district are appropriate for the site. Technical design standards of the Land Development Ordinance are addressed during review of the site or subdivision plan.

**SUBJECT PARCELS**

Property Owner(s)	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
Cecelia Lynn Whitley	0761301089	0170674	2.00
Bertha W. Fryar	0761303237	0076368	4.43
Terry L & Aileen L Noble	0761305102	0145667	2.03
<b>Total Area</b>			8.46

**BACKGROUND INFORMATION**

Applicant	Property Owners (listed above)
Applicant's Contact	Glenda Toppe Glenda S. Toppe & Associates 4139 Gardenlake Drive Raleigh, NC 27612
Acreage	8.46 ±
General Location	3700, 3708 and 3716 Ten Ten Road

Schedule	<b>Public Hearing</b> April 28, 2016	<b>Planning &amp; Zoning Board</b> June 20, 2016	<b>Town Council</b> July 25, 2016
Land Use Plan Designation	Low Density Residential (LDR)		
Existing Zoning District	Wake County Residential 30 (R-30)		
Existing Zoning Conditions	None		
Proposed Zoning District	Residential 8 Conditional Use (R-8-CU)		
Proposed Zoning Conditions	Land Use shall be limited to a maximum of 15 detached dwellings.		
Town Limits	The subject property is located outside the corporate limits and the Town of Cary ETJ. An owner-initiated annexation petition, 16-A-02, has been submitted by the property owners in conjunction with this rezoning request.		
Staff Contact	Mary Beerman, Senior Planner (919) 469-4342 mary.beerman@townofcary.org		

## Vicinity Map

Ten Ten Road Rezoning  
16-REZ-01

