

STAFF REPORT

Town Council, March 10, 2016

Paraclete Professional Park 15-REZ-02 (PL15-068c)

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: To amend the Town of Cary Official Zoning Map by rezoning approximately 22.08 acres located on Guernsey Trail, Hereford Lane and Kildaire Farm Road in the existing Ponderosa Subdivision to Mixed Use Overlay District (MUOD) and Mixed Use District (MXD) with Preliminary Development Plan, to allow for development of a life care community and office use, with additional uses that may include: up to 20 residential units or a 150-room hotel.

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.

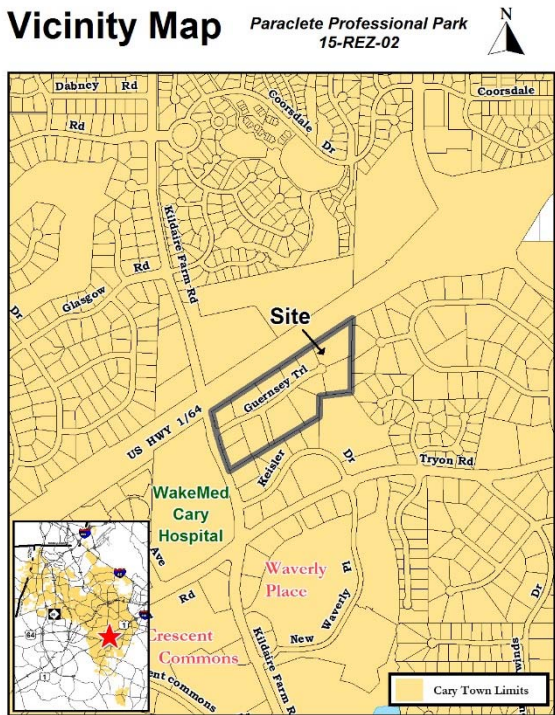
SUBJECT PARCELS

Property Owner(s)	Property Address	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
Margaret Paige Lacy & William A Teakell	1801 Kildaire Farm Road	0762551521	0097788	0.96
Donald P. Hanna	102 Guernsey Trail	0762552219	0100753	0.89
	1805 Kildaire Farm Road	0762552154	0100754	1.32
	1801 Hereford Lane	0762554340	0100751	1.66
Paraclete Land Acquisition LLC 6701 Mount Herman Road Morrisville, NC 27560-9223	106 Guernsey Trail	0762557427	0100749	2.40
	108 Guernsey Trail	0762559651	0100467	1.81
	115 Guernsey Trail	0762650789	0100750	0.74
	116 Guernsey Trail	0762653808	0100748	2.08
	111 Guernsey Trail	0762662158	0100743	2.76
	109 Guernsey Trail	0762569082	0100740	0.92
	105 Guernsey Trail	0762556717	0100734	1.49
Harold R. and Shirley T. Kay	107 Guernsey Trail	0762558923	0100737	0.93
Ronnie & Anna Versteeg	103 Guernsey Trail	0762553652	0100747	1.67
Existing street right-of-way				3.41
Total Area				22.08

BACKGROUND INFORMATION

Applicant	Kevin Mangum Mangum Development LLC PO Box 91327 Raleigh, NC 27675
-----------	---

Agent	J.W. Shearin Innovative Development Solutions 101 Chatburn Circle Cary, NC 27513		
Acreage	22.08 ±		
General Location	East side of Kildaire Farm Road on south side of US Highway 1		
Schedule	Public Hearing June 25, 2015 January 27, 2016	Planning & Zoning Board February 15, 2016	Town Council March 10, 2016
Current Land Use Plan Designation	Office & Institutional in a Community Activity Center (Waverly Place)		
Existing Zoning District(s)	Residential 40 (R-40) Thoroughfare Overlay District		
Existing Zoning Conditions	None		
Proposed Zoning District(s)	Mixed Use Overlay District (MUOD) Mixed Use District (MXD) Thoroughfare Overlay District		
Proposed Zoning Conditions	See Preliminary Development Plan		
Town Limits	Yes		
Staff Contact	Mary Beerman, AICP (919) 469-4342 mary.beerman@townofcary.org		



SUMMARY OF REQUEST

Initial Public Hearing

The subject property consists of 22.08 acres in the Ponderosa Subdivision. A public hearing was held on June 25, 2015 on:

- 1) a proposed comprehensive plan amendment to add the property to the Waverly Place Community Activity Center and change the plan designation from Low Density Residential to Office & Institutional (15-CPA-01, approved by Town Council on October 22, 2015); and
- 2) a proposed rezoning (15-REZ-02) to change the zoning district from Residential 40 (R-40) to Mixed Use District (MXD) with a Preliminary Development Plan to allow development of up to 395,000 square feet of floor area in seven buildings, with the primary land use being office, with allowance for up to 39,500 sf of residential use, and 14,000 sf of commercial use.

Revised Preliminary Development Plan

A revised Preliminary Development Plan has been submitted which changes the proposed land uses to:

- a 475,000-square-foot life care community;
- up to 100,000 square feet of office space; and
- 80,000 square feet that may include office and up to 20 residential units, or a 150-room hotel.

A second Town Council public hearing was held on January 27, 2016 due to the change in uses proposed on the Preliminary Development Plan.

Requested Modifications to Development Standards

The applicant is requesting the following modifications to development standards:

1. Reduce the width of the Thoroughfare Buffer along US-1/Hwy 64 from 100 feet to 50 feet;
2. Allow construction of a noise-attenuating fence or wall, outside of the reduced-width Thoroughfare Buffer; and
3. Remove two champion trees due to road improvements and grade changes.

SITE CHARACTERISTICS

Streams: According to Town of Cary GIS maps, the site is impacted by stream buffers. Field determination of these features will be required at the time of development plan review.

Adjacent Zoning and Land Use:

North (*opposite side of US Highway 1*) –Planned Development District, Minor (Spring Arbor PDD); detached dwelling (*PDD approved in 2014 for assisted living facility and detached dwellings*)

South – Office & Institutional (OI); Keisler Drive Office Park

East – Residential 40 (R-40) and Residential 12 (R-12); detached dwellings; Summerwinds Phase III and Thornewood Subdivisions

West (*opposite side of Kildaire Farm Road*) - Office & Institutional; Cary Wake Med Hospital

CONSISTENCY WITH LAND DEVELOPMENT ORDINANCE

Land Use

Proposed land uses as illustrated on the preliminary development plan include a life care facility and office use, and potentially 20 residential units or a 150-room hotel. These uses are permitted in the Mixed Use District.

Building	Proposed Land use	
A	100,000 sq. ft. office	
B	35,000 sq. ft. office	Alternative to Buildings B & C:

C	45,000 sf of total floor area, with office on the first floor, and office use or up to 20 residential units on the 2 nd floor and higher	Hotel with a maximum of 150 rooms and 4,000 sq. ft. of meeting space
D	475,000-square-foot Life Care Community <ul style="list-style-type: none"> • Max 240 independent living units • Max 130 assisted living or nursing units 	

Proposed Dimensional Standards

DIMENSIONAL STANDARD PROPOSED ON PRELIMINARY DEVELOPMENT PLAN	
Setback from Private Streets	10 feet
Side Yard Setback	0
Rear Yard Setback	0
Maximum Building Height	5 stories (80 feet)

Thoroughfare Buffer

The northern border of the property is located adjacent to the right-of way for US 1 Highway and is subject to the Thoroughfare Overlay District. The 100-foot thoroughfare buffer required in this overlay district may be reduced to no less than 30 feet at the time of rezoning approval. The applicant has requested a reduction of the required buffer width from 100 feet to 50 feet. Council may consider reduction of the buffer at the time of preliminary development plan approval, taking into account the topography of the area; surrounding land uses, particularly residential uses; the actual location of the controlled/limited access highway; the size and shape of land parcels affected by the buffer; and whether the buffer requirement would render the entire property unusable.

Landscape Buffer

A 50-foot Type A buffer is required along the eastern property line adjacent to the Summerwinds (Phase III) Subdivision.

Streetscape

A 30-foot Type A streetscape is required adjacent to Kildaire Farm Road. The LDO does not require a streetscape buffer along internal streets. The preliminary development plan (PDP) provides for a streetscape buffer with an average width of 10 feet along the primary internal street (identified as Street A on the PDP).

Traffic

NOTE: The original traffic study prepared for the rezoning was 15-TAR-390 dated March 16, 2015, based on the land uses proposed in the original Preliminary Development Plan that was presented at the initial public hearing on June 25, 2015. An update of the previously-prepared study has been completed for the revised rezoning and Preliminary Development Plan and the results are provided below.

Per section 3.4.1(D)(3) of Cary’s LDO, a traffic study is required for rezoning applications when a development is anticipated to generate 100 or more peak hour trips. The proposed non-residential use required a traffic study. A final Traffic Analysis Report 15-TAR-390A was prepared by the Town’s on-call traffic engineering consultant VHB, dated January 28, 2016. In accordance with the LDO, the study has a 5-year build-out period, which is year 2019. Findings of the study are as follows:

Project Description (assumed for purposes of the traffic study)

The applicant proposed three (3) potential development scenarios and they are as follow:

- Option 1
 - General Office – 80,000 SF
 - Medical Office – 100,000 SF
 - Life Care Community – 475,000 SF (w/ maximum of 370 rooms)
- Option 2
 - General Office – 50,000 SF
 - Medical Office – 100,000 SF
 - Condominiums – 20 units
 - Life Care Community – 475,000 SF (w/ maximum of 370 rooms)
- Option 3
 - Medical Office – 100,000 SF
 - Hotel – 150 rooms
 - Life Care Community – 475,000 SF (w/ maximum of 370 rooms)

Trip Generation Expected

Option 1 was the development scenario that generates the highest amount of peak hour trips and was used in the traffic analysis. The trip generation potential for this option is provided below.

- 5,609 daily site trips
- 451 a.m. peak hour trips (364 entering, 87 exiting)
- 584 p.m. peak hour trips (152 entering, 432 exiting)

Intersections Studied

The traffic study evaluated major intersections within one (1)-mile of the site per LDO standards.

1. Kildaire Farm Road and SE Cary Parkway (signalized)
2. Kildaire Farm Road and Queensferry Road/McEnroe Court (signalized)
3. Kildaire Farm Road and Guernsey Trail (existing unsignalized, does not exist in the future)
4. Kildaire Farm Road and Wake Medical Drive/Access #2 (signalized)
5. Kildaire Farm Road and Keisler Drive (unsignalized)
6. Kildaire Farm Road and Tryon Road (signalized)
7. Kildaire Farm Road and New Waverly Place (signalized)
8. Kildaire Farm Road and Lochmere Drive (signalized)
9. Tryon Road and US 1/64 SB Ramps (signalized)
10. Tryon Road and US 1/64 NB Ramps (signalized)
11. Tryon Road and Regency Parkway (signalized)
12. Tryon Road and Crescent Green Drive (signalized)
13. Tryon Road and Keisler Drive/New Waverly Place
14. Tryon Road and SE Cary Parkway (signalized)
15. SE Cary Parkway and High Meadow Drive (signalized)
16. SE Cary Parkway and Hampton Valley Road (signalized)
17. SE Cary Parkway and Seabrook Avenue (signalized)
18. SE Cary Parkway and US 1/64 NB Ramps (signalized)
19. SE Cary Parkway and US 1/64 SB Ramps (signalized)
20. Regency Parkway and Regency Forest Drive (signalized)
21. Kildaire Farm Road and Access #1 (unsignalized, RIRO)

The study evaluated A.M. and P.M. peak hour operations at each of the intersections studied for four analysis year scenarios: Existing (2014) Conditions; Background Traffic (2019) Conditions; Build Traffic (2019) Conditions; and Build Conditions with Findings and Conclusions (2019).

For Background Traffic (2019) Conditions, there were four (4) potential developments in the vicinity that may be approved and completed prior to, or at the same time as the build-out of the proposed development. Site traffic generated from those planned and/or developed projects were included in the Background Traffic (2019) Condition. Those background developments include:

1. Parkway Professional (06-TAR-206)
2. Coorsdale Office Building (09-TAR-217A)
3. Tryon Place at Cary Parkway (10-TAR-199A)
4. Keisler Property (12-TAR-338)

The attached executive summary of the Traffic Analysis Report 15-TAR-390A includes information on level of service reported at each intersection studied and recommendations for improvements at these intersections. The traffic study also provides the inclusion of traffic generated by developments that have been approved, but not yet constructed in the area.

Intersection Improvement Recommendations

To mitigate the traffic impacts the proposed development may have on the adjacent roadway system, the Traffic Analysis Report provided recommendations for improvements consistent with LDO Section 3.4.1(D)(3) Traffic Impact Analysis (TIA). The applicant has offered as zoning conditions only those improvements specifically indicated below

1. Intersection of Cary Parkway and Kildaire Farm Road (signalized)

- Construct an additional northbound left-turn lane along Kildaire Farm Road that provides at least 300 feet of full storage and an appropriate taper.
- Construct an additional southbound left-turn lane along Kildaire Farm Road that provides at least 300 feet of full storage and an appropriate taper.
- Develop a signal modification plan in coordination with the Town and NCDOT, including revised signal phasing and timings plans, to accommodate the new lane geometrics.

2. Intersection of Tryon Road and Kildaire Farm Road (signalized) *(Applicant has offered these improvements as zoning conditions, to be constructed prior to the first CO)*

- Construct an additional (2nd) exclusive southbound left-turn lane along Kildaire Farm Road that is continuous to the adjacent Keisler Drive intersection.
- Develop a signal modification plan in coordination with the Town and NCDOT, including revised signal phasing and timings plans, to accommodate the new lane geometrics.

3. Intersection of Kildaire Farm Road and New Waverly Place (signalized) *(Applicant has offered these improvements as zoning conditions, to be constructed prior to the first CO)*

- Restripe the westbound approach to consist of a shared through/right-turn lane and dual left-turn lanes that each lane provides at least 175 feet of storage. Ensure that the eastbound and westbound left-turn movements do not occur at the same time, by adjusting the lead/lag phasing.
- Develop a signal modification plan in coordination with the Town and NCDOT, including revised signal phasing and timings plans, to accommodate the new lane geometrics.

4. Intersection of Kildaire Farm Road and Wake Medical Drive/Access #2 (signalized) *(Applicant has offered these improvements as zoning conditions, to be constructed prior to the first CO)*

- Construct the westbound approach to provide for one ingress lane and three egress lanes – dual left-turn lanes that provide at least 300 feet of full storage and appropriate taper, and a shared through/right-turn lane.
- Construct an exclusive northbound right-turn lane along Kildaire Farm Road that provides at least 150 feet of full storage and an appropriate taper.
- Develop a signal modification plan in coordination with the Town and NCDOT, including revised signal phasing and timings plans, to accommodate the new lane geometrics.

5. Intersection of Kildaire Farm Road and Access #1 (right-in/right-out) *(Applicant has offered these improvements as zoning conditions, to be constructed prior to the first CO)*

- Construct the westbound Access #1 approach to provide one ingress lane (right-in) and one egress lane (right-out) in accordance with the Town of Cary Standard Detail Drawing 03000.09, which includes a raised monolithic island in the center of Kildaire Farm Road.
- Construct an exclusive northbound right-turn lane along Kildaire Farm Road that provides at least 100 feet of full storage and an appropriate taper.

- 6. Improvements required to meet Town's CTP requirements** (*Applicant has offered these improvements as zoning conditions, to be constructed prior to the first CO*)
- Widen Kildaire Farm Road along the entire frontage of the proposed development to one-half (½) of the ultimate 100' R/W cross section (78' section with 18' median) as defined in the Town's CTP

Staff Comment Regarding Improvements Offered by Applicant

The applicant has submitted the traffic study's recommendations as conditions for four of the five study intersections that were recommended for improvements. None of the improvements recommended at the intersection of Kildaire Farm Road and Cary Parkway were submitted as rezoning conditions.

The applicant shows an internal roadway circulating around Building D, which may require the acquisition of off-site easements on adjacent property to the south. Staff believes that it is an important internal circulation road and it should also connect with adjacent property to the south, so motorists can access Keisler Drive. This has not been offered as a condition.

Stormwater

At the time of site plan review, the future plan must meet all stormwater management and detention requirements of the Land Development Ordinance.

SUMMARY OF PROCESS AND ACTIONS TO DATE

Neighborhood Meeting

According to the applicant, a neighborhood meeting for the proposed rezoning was held on November 19, 2014. According to the information submitted by the applicant, nine residents attended the meeting. Questions and concerns expressed at the meeting are provided in the meeting minutes submitted by the applicant.

Notification

Notices of the public hearings on the proposed rezoning were mailed to property owners within 800 feet of the subject property, published on the Town's website and posted on the subject property.

Initial Town Council Public Hearing (June 25, 2015)

There were two speakers at the public hearing in addition to the applicant. One was a resident of the adjoining neighborhood to the southeast, who expressed concerns related to stormwater run-off, lighting, and removal of tree cover. The other speaker offered suggestions related to the design of road improvements. There were questions and discussion by council members regarding the inclusion of residential uses, the requested reduction of the Thoroughfare Buffer, parking, pedestrian access to Wake Med, connectivity, stormwater run-off and regulations regarding tree removal.

Second Town Council Public Hearing (January 27, 2016)

There were no speakers at the public hearing other than the applicant. Two council members stated a preference for the original preliminary development plan presented at the June 25, 2015 public hearing, which included office use and upper story residential, and hoped to hear more evidence and discussion regarding benefits of the current proposal. There was additional discussion regarding the needs of seniors as identified by the Aging Issues Task Force, and the benefits of having a life care community and potential hotel near a hospital and medical offices. It was also noted that the Thornewood Subdivision to the east should be protected from impacts of the development.

Planning and Zoning Board Meeting (February 15, 2016)

The Planning and Zoning Board considered the proposed rezoning request and recommended approval by a vote of 9-0. There were questions and discussion concerning circulation and the proposed sound wall. It was noted by staff and the applicant that acquisition of an easement from the adjacent property owner and approval of a permit for a stream crossing would be needed to provide the access loop around the life care community as illustrated on the plan. If such easements and/or permits could not be

obtained, the internal circulation would be modified at the time of site plan review as needed to comply with requirements of the LDO, including accessibility for emergency vehicles.

CRITERIA FOR CONSIDERATION IN REVIEWING REZONINGS

Section 3.4.1(E) of the Land Development Ordinance sets forth the following criteria that should be considered in reviewing rezonings:

1. The proposed rezoning corrects an error or meets the challenge of some changing condition, trend or fact;
2. The proposed rezoning is consistent with the Comprehensive Plan and the purposes set forth in Section 1.3 (LDO);
3. The Town and other service providers will be able to provide sufficient public safety, educational, recreational, transportation and utility facilities and services to the subject property while maintaining sufficient levels of service to existing development;
4. The proposed rezoning is unlikely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife and vegetation;
5. The proposed rezoning will not have significant adverse impacts on other property in the vicinity of the subject tract; and
6. The proposed zoning classification is suitable for the subject property.

APPLICABLE COMPREHENSIVE OR AREA PLAN REQUIREMENTS

1. Townwide Land Use Plan

Existing Plan Recommendations

For this site, the governing land use element of the Comprehensive Plan is the townwide Land Use Plan. That plan designates the site as Office/Institutional (OFC/INS), and within the boundaries of the mixed-use Waverly Community Activity Center (CAC). The OFC/INS plan designation refers to typical office uses, including both small-scale neighborhood and larger office buildings and facilities. Institutional uses such as hospitals, schools, public buildings, and assisted living can also be typical of the OFC/INS category.

Activity Centers are defined by Chapter 6 of the Land Use Plan as physically and aesthetically unified, concentrated mixed-use areas containing commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian- and transit-friendly manner. A community activity center is typically anchored by one or two large shopping centers, and is intended to supply significant amounts of office space, plus ample amounts of high-density and medium-density residential.

Planning History for the Site

- 2015. The future land use recommendations for the site were changed to Office/Institutional (OFC/INS), and placed within the boundaries of the mixed-use Waverly Community Activity Center (CAC) in October 2015, via case 15-CPA-01.
- 1996. When the townwide Land Use Plan was adopted in 1996, the Guernsey Trail subdivision was given a base land use designation of Low Density Residential (LDR), simply to reflect the existing subdivision. The 1996 Plan identified a community activity center focused on Waverly Place at the southeast quadrant of the Kildaire Farm and Tryon Roads intersection.

Plan Conformance Analysis

Section 6.2.7 of Chapter 6 of the Land Use Plan sets forth the policy criteria for determining whether or not a rezoning case conforms to the Plan. That section states that a rezoning can be found in conformance either by considering conformance with the base land use designation (OFC/INS in this

case), or by considering conformance with the guidelines and criteria for a community activity center (CAC).

The office, assisted living, and nursing units proposed by the rezoning clearly conform to the OFC/INS base land use designation. The independent living units, considered as part of a life care community, may either be considered as conforming to OFC/INS as being part of a life care community, or could also be evaluated under the usage guidelines and criteria for a CAC.

Land Use Plan conformance for the proposed hotel use is determined based on the extent that the use complies with or furthers the policies and guidelines for a community activity center, as given in Sections 6.2.3 through 6.2.6 of Land Use Plan Chapter 6. The most salient criteria given therein are that (a) in general, a rezoning should improve the overall mix of commercial, office/institutional, and residential uses within the activity center, and (b) the particular amounts of commercial, office/institutional, and residential development within the activity center should conform with the floor space and dwelling metrics given in Section 6.2.5. As noted in the prior paragraph, the independent living units might also be evaluated pursuant to these metrics.

With the exception of the subject site, all other land within the Waverly CAC is currently developed, as is the adjacent Crescent CAC, centered on Crescent Commons Shopping Center and Western Wake Medical Center. In terms of scale, these two adjacent CAC's, taken together, are akin to a single regional activity center (RAC). Accordingly, Table 1 below compares the current and proposed amounts of commercial and residential (including hotel) development within the two combined activity centers with the recommended development ranges for a Regional Activity Center (RAC).

The buildout analysis in Table 1 considers two scenarios, one in which Buildings B and C in the PDP are developed as a mix of office and possibly residential, and one where a hotel is built in lieu of Buildings B and C.

Table 1. Waverly and Crescent CAC's Combined Development Compared to Land Use Plan

Land Use Metric	Existing Development	Proposed Rezoning		Recommended Ranges for a RAC
		Scenario A (No Hotel)	Scenario B (Hotel)	
Commercial/retail floor space (sq. ft.)	653,613	653,613		500,000 - 2,250,000
No. of residential units per 1,000 sq. ft. of nonresidential space	0.24	0.33	0.37	0.25 to 4.0, with recommended min. of 1.25
Number of dwelling units (hotel rooms = ½ unit):	551	811	866	550 - 15,000

Analysis:

- a. The amount of commercial space in the two combined CAC's is currently at the low end of the acceptable range.
- b. The number of supporting residential units within the two combined CAC's is currently at the low end of the recommended range, and would possibly be improved by the rezoning.

2. Parks, Recreation and Cultural Resources Master Plan

According to the Parks, Recreation and Cultural Resources Facilities Master Plan there are no parks or greenways proposed within the vicinity of these parcels.

Open Space: According to the Town's inventory of priority open space resource areas, there is an approximate 2-acre area of mixed hardwood/conifer forest on a vacant parcel located on the eastern end of the site, in the vicinity of a riparian buffer.

A recreation fund payment or park land dedication will be required for any residential development in accordance with the Land Development Ordinance.

3. Growth Management Plan

The Growth Management Plan includes the following Guiding Principles that are relevant to this case:

1. Guiding Principle A1: Increase permitted densities in preferred growth areas to encourage desired forms of development.

Analysis: Located adjacent to the US 1/64 highway, and adjacent to two activity centers and Western Wake Medical Center, this site can be considered as being in a preferred growth area. Additionally, the Growth Management Plan encourages development and redevelopment of served infill locations, such as this site.

2. Guiding Principle R1: Ensure that adequate infrastructure and services are available concurrently with new development.

Analysis: Being a redevelopment infill site, the location is served by utilities and services.

3. Guiding Principle L1: Concentrate growth near existing and planned employment centers and available and planned infrastructure to minimize costly service-area extensions.

Analysis: The site is located immediately adjacent to a large employment area that includes the Western Wake Medical Center, the Keisler Drive offices, Waverly Office Park, Crescent Green Office Park, and the Ashville Avenue offices.

4. Guiding Principle L2: Ensure that future growth protects sensitive natural resources and protects open space.

Analysis: The site includes a USGS perennial stream along its eastern boundary, which will be protected by a 100-foot buffer. The site will also preserve additional open space due to the required future freeway buffer.

4. Affordable Housing Plan

The Affordable Housing Plan includes the following goals that may be relevant to this case:

1. Provide for a full range of housing choices for all income groups, families of various sizes, seniors, and persons with special challenges.
2. Facilitate the creation of a reasonable proportion of the Town of Cary's housing as affordable units through additional homeownership opportunities for individuals and families earning between 60% and 80% of area median income and affordable apartments for individuals and families earning up to 60% of the area median income.
3. Encourage the location of high density housing within walking and convenient commuting distance of employment, shopping, and other activities, or within a short walk of a bus or transit stop, through "mixed use" developments, residences created on the upper floors of nonresidential downtown buildings, and other creative strategies.

Comments: The proposed rezoning and PDP will improve housing choices for seniors in Cary by offering both independent living and assisted living or nursing units. The independent living units help to support the third goal listed above, as the area is served by transit, and located within walking distance of many amenities and services.

5. Comprehensive Transportation Plan

Kildaire Farm Road

Road Classification: Major Thoroughfare

Existing Section: 5 lanes in 100- to 110-foot ROW

Future Section: 4-lane median-divided road in 100-foot ROW

Sidewalks: Required on both sides

Bicycle Lanes: 14-foot-wide outside lanes required

Status of Planned Improvements: N/A

Transit Service: The site is served by C-Tran Route 3 along Kildaire Farm Road, including express inbound service in the afternoon. In addition, Triangle Transit Route 305 provides service along Tryon Road, 700 feet south of the site at the closest point.

6. Historic Preservation Master Plan

This site has no identified historic resources.

Summary Observations

1. The requested rezoning conforms to the Land Use Plan.
2. The proposed rezoning helps to forward the goals of the Growth Management Plan.
3. The proposed rezoning helps to improve the housing stock for seniors.
4. The site has no historic resources.

APPLICANT'S JUSTIFICATION STATEMENT

Attached are the applicant's responses to the justification questions contained in the application form. Please note that these statements are that of the applicant and do not necessarily represent the views or opinions of the Town of Cary.

ORDINANCE FOR CONSIDERATION

15-REZ-02 Paraclete Professional Park

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CARY TO CHANGE THE ZONING OF 22.08 ACRES LOCATED ON GUERNSEY TRAIL, HEREFORD LANE AND KILDAIRE FARM ROAD BY REZONING FROM RESIDENTIAL 40 (R-40) TO MIXED USE OVERLAY DISTRICT AND MIXED USE DISTRICT (MXD)

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CARY:

Section 1: The Official Zoning Map is hereby amended by rezoning the area described as follows:

PARCEL & OWNER INFORMATION

Property Owner(s)	Property Address	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
Margaret Paige Lacy & William A Teakell	1801 Kildaire Farm Road	0762551521	0097788	0.96
Donald P. Hanna	102 Guernsey Trail	0762552219	0100753	0.89
	1805 Kildaire Farm Road	0762552154	0100754	1.32
	1801 Hereford Lane	0762554340	0100751	1.66

Paraclete Land Acquisition LLC 6701 Mount Herman Road Morrisville, NC 27560-9223	106 Guernsey Trail	0762557427	0100749	2.40
	108 Guernsey Trail	0762559651	0100467	1.81
	115 Guernsey Trail	0762650789	0100750	0.74
	116 Guernsey Trail	0762653808	0100748	2.08
	111 Guernsey Trail	0762662158	0100743	2.76
	109 Guernsey Trail	0762569082	0100740	0.92
	105 Guernsey Trail	0762556717	0100734	1.49
Harold R. and Shirley T. Kay	107 Guernsey Trail	0762558923	0100737	0.93
Ronnie & Anna Versteeg	103 Guernsey Trail	0762553652	0100747	1.67
Existing street right-of-way				3.41
Total Area				22.08

Section 2:

That this Property is rezoned from R-40 to Mixed Use Overlay District and Mixed Use District (MXD) and subject to the individualized development conditions set forth in the "Paraclete Professional Park Preliminary Development Plan" approved by the Town Council as of this date and on file in the Planning Department, and to all the requirements of the Cary Land Development Ordinance (LDO) and other applicable laws, standards, policies and guidelines, all of which shall constitute the zoning regulations for the approved district and are binding on the Property.

Section 3

The conditions proposed by the applicant to address conformance of the development and use of the Property to ordinances and officially adopted plans, to address impacts reasonably expected to be generated by the rezoning, and to promote the public health, safety and general welfare, and accepted and approved by the Town are set forth in the "Paraclete Professional Park Preliminary Development Plan" approved by the Town Council as of this date and on file in the Planning Department.

Section 4: This ordinance shall be effective on the date of adoption.

Adopted and effective: *March 10, 2016*

Harold Weinbrecht, Jr.
Mayor

Date