

STAFF REPORT

Town Council, April 28, 2016

Wackena Bluffs Rezoning 15-REZ-31 (PL16-063b)

Consider action on proposed rezoning request

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

Speaker: Debra Grannan

Executive Summary: To amend the Town of Cary Official Zoning Map by rezoning approximately 1.71 acres located at 7001 Indian Wells Road and owned by Richard Lee Watts Jr. from Residential 40 (R-40) to Residential 8 Conditional Use (R-8-CU). No change is proposed to the existing Watershed Protection Overlay District (Jordan Lake sub-district) on the subject property. Conditions proposed by the applicant would limit the permitted use to detached residential and limit the maximum number of dwelling units to five.

This rezoning has an associated Consistency and Reasonableness Statement.

Planning and Zoning Board Recommendation: The Planning and Zoning Board recommended the request for 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
Richard Lee Watts, Jr. PO Box 741 Fuquay-Varina, NC 27529	0735525834	0041204	1.71±
Total Area			1.71±

BACKGROUND INFORMATION

Applicant	HH Hunt Wackena, LLC 1401 Sunday Drive Raleigh, NC 27607 (919)861-6380 slfritz@HHHuntHomes.com
Applicant's Contact	Randy Smith 213 Torrey Pines Drive Cary, NC 27513 (919) 633-7656 ncsunnysmith@gmail.com

Acreage	1.71 ±		
Location	7001 Indian Wells Road		
Schedule	Town Council Public Hearing February 25, 2016	Planning & Zoning Board March 21, 2016	Town Council April 28, 2016
Land Use Plan Designation	Medium Density Residential (MDR)		
Existing Zoning District(s)	Residential 40 (R-40) Watershed Protection Overlay District (Jordan Lake sub-district)		
Existing Zoning Conditions	None		
Proposed Zoning District(s)	Residential 8 Conditional Use (R-8-CU) Watershed Protection Overlay District (Jordan Lake sub-district)		
Proposed Zoning Conditions	Use shall be limited to detached residential. The maximum number of dwelling units shall be five.		
Town Limits	The subject property is located outside the corporate limits but inside the Town of Cary ETJ. Annexation shall be required prior to site plan approval.		
Staff Contact	Debra Grannan, Senior Planner (919) 460-4980 Debra.grannan@townofcary.org		

Vicinity Map

Wackena Bluffs
Rezoning
15-REZ-31

