

STAFF REPORT

Town Council, December 10, 2015

7711 Carpenter Fire Station Road Comprehensive Plan Amendment 15-CPA-04 (PL16-026)

Conduct public hearing on proposed Comprehensive Plan Amendment request

Speaker: Meredith Gruber Chandler

Executive Summary: This is a request to change the land use designation for approximately 6.8 acres, located at 7711 Carpenter Fire Station Road, from Medium Density Residential (MDR) to Office and Institutional (OFC/INS). There is a rezoning request (15-REZ-11) associated with this case.

NOTE: The purpose of a comprehensive plan amendment is to evaluate the appropriateness of a proposed land use and/or other issue, need, or opportunity for the subject parcel(s) of land. Technical design standards of the Land Development Ordinance are addressed during review of the site or subdivision plan and can be found at <http://www.amlegal.com/library/nc/cary.shtml>.

SUBJECT PARCELS

Property Owner(s)	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
William Mills 7711 Carpenter Fire Station Road Cary, NC 27519	0725844042	0179893	6.8 ±

BACKGROUND INFORMATION

Applicant & Agent	Eli Zabrud, Fire Station Investments, LLC 135 Parkway Office Ct, Ste. 105 Cary, NC 27511		
Acreage	6.8 ±		
General Location	7711 Carpenter Fire Station Road		
Schedule	Public Hearing September 24, 2015	Planning & Zoning Board November 16, 2015	Town Council December 10, 2015
Current Land Use Designation	Medium Density Residential (MDR)		
Proposed Land Use Designation	Office/Institutional (OFC/INS)		
Existing Zoning District(s)	Residential 40 (R-40)		
Existing Zoning Conditions	None		
Town Limits	The subject property is located outside the corporate limits but inside the Town of Cary ETJ. Annexation will be required prior to site plan approval.		
Staff Contact	Meredith Gruber Chandler, PLA, AICP, Urban Designer/Senior Planner (919) 460-4983 meredith.chandler@townofary.org		

Vicinity Map

7711 Carpenter Fire
Station Road
15-REZ-11

