

**STAFF REPORT**

Town Council, May 12, 2016

**Cottages at Wellington Comprehensive Plan Amendment 15-CPA-06 (PL16-069b)**

Consider recommendation on proposed Comprehensive Plan Amendment

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

**Speaker:** Anna Reading

**Executive Summary:** The applicant's request is to amend the Comprehensive Plan for approximately 5.49 acres located in the northeast corner of the intersection of Wellingborough Drive and Tryon Road. The request is to change the existing land use designation of the site from Office and Institutional (OFC/INS) to a proposed land use designation of Medium Density Residential (MDR). Approximately 3.65 acres of the total 5.49 acres lies within the Wellington Park Community Activity Center. The applicant proposes to extend the boundary of the Activity Center to include the remaining 1.84 acres such that all of the 5.49 acres will be part of the Wellington Park Community Activity Center.

There is a rezoning application (15-REZ-14) associated with this case.

**Planning and Zoning Board Recommendation:** The Planning and Zoning Board voted 9-0 to forward the CPA request to Town Council with a favorable recommendation.

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

*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
Baldur Trinkl Talangerstrasse 3 85152 Kraaling Germany	0772164343	0148834	3.65 +/-
	0772167309	0113981	0.89 +/-
David Baratta 7007 Spring Ridge Road Cary, NC 27518-9021	0772168367	0018092	0.95 +/-
<b>Total Area</b>			<b>5.49 +/-</b>

**BACKGROUND INFORMATION**

Applicant & Agent	Richard H. Ladd Kensington Partners, LLC
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	203 Rutherglen Drive Cary, NC 27511 (919) 524-0405 Rlad65@gmail.com		
Acreage	5.49 ±		
General Location	6348 Tryon Road and two adjacent parcels with a 0 Tryon Road Address		
Schedule	<b>Town Council Public Hearing</b>  February 25, 2016	<b>Planning and Zoning Board Public Hearing</b>  April 18, 2016	<b>Town Council</b>  May 12, 2016
Land Use Plan Designation	Office and Institutional (OI) with the site partially within the Wellington Park Community Activity Center		
Proposed Plan Designation	Medium Density Residential (MDR) with the site completely within the Wellington Park Community Activity Center		
Existing Zoning District(s)	Residential 20 (R-20) and Residential 40 (R-40)		
Town Limits	Yes		
Staff Contact	Anna Reading (919) 469-4084 Anna.reading@townocary.org		

