

**STAFF REPORT**

Town Council, July 25, 2016

**Northwoods at Reedy Creek PDD Amendment 15-REZ-28 (PL16-057b)**

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:** The owners of an approximate 1.93-acre portion of the Northwoods Planned Development District (PDD) currently designated for Office use have requested an amendment to the Town of Cary Official Zoning Map to allow up to 6,012 square feet of retail sales and service. An associated Preliminary Development Plan submitted with the rezoning request proposes a vehicle filling station with a convenience store.

This rezoning has an associated Consistency and Reasonableness Statement.

**Planning and Zoning Board Recommendation:** The Planning and Zoning Board recommended denial of the request by a vote of 4 - 3.

**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
The Barnhill Company 800 Tiffany Blvd. Suite 200 Rocky Mount, NC 27804	0764869358	0174054	1.93 ±
<b>Total Area</b>			<b>1.93 ±</b>

**PROJECT SUMMARY**

The Northwoods Planned Development District (PDD) was initially approved on April 22, 1982. The subject property was part of the C-7 Tract which allowed Commercial/Office & Institutional uses. The PDD document stated, "It is anticipated that the major development emphasis is on O&I uses, with a modest percentage of commercial uses." In 1987 this portion of the PDD was amended and the subject property was designated for Office & Institutional use only.

**PROJECT BACKGROUND**

Applicant	The Barnhill Company		
Agent	Jason Barron Morningstar Law Group 630 Davis Drive Suite 200 Morrisville, NC 27560 jbarron@morningstarlawgroup.com (919) 590-0371		
Acreage	1.93 ±		
Address	950 N.E. Maynard Road (Out parcel of the Reedy Creek Plaza Shopping Center)		
Schedule	<b>Town Council Public Hearing</b>  March 23, 2016	<b>Planning &amp; Zoning Board Public Hearing</b>  June 20, 2016	<b>Town Council</b>  July 25, 2016
Land Use Plan Designation	Office and Institutional (O&I)		
Existing Zoning District(s)	Planned Development District (PDD)		
Existing Zoning Conditions	As indicated in the Northwoods PDD		
Proposed Zoning District(s)	Planned Development District (PDD) amended to replace Office and Institutional Use with retail sales and service use on the subject tract in accordance with an associated Preliminary Development Plan.		
Proposed Zoning Conditions	As shown on the associated Preliminary Development Plan (PDP) including: Retail Sales and Service limited to 6,012 square feet. The PDP proposes a vehicular service station and a convenience store.		
Town Limits	Yes		
Staff Contact	Debra Grannan, Senior Planner (919) 460-4980 Debra.grannan@townofcary.org		

# Vicinity Map

Northwoods PDD Amendment  
Rezoning  
15-REZ-28

