APPLICATION FOR REZONING

Associated Annexation Petition  ☑ Yes  ☐ No  17-A-08 (50 lots)

Traffic Impact Study  ☐ Yes  ☑ No  TAR Number:  Initials  Date 4/26/17

This application is deemed sufficiently complete for purposes of submittal.

Planning Staff Signature  Date 4/26/17

STAFF USE ONLY: Circle applicable Parts:  0 1 2 3A 3B 3C 3D 3E 3Ea 3Eb 3Ec 3F

Fees will not be accepted until the application is deemed sufficiently complete and signed by Planning Staff.

REZONING FEE:

☐ $1,400.00 – General rezoning, or initial zoning associated with owner-initiated annexation petition, 5 acres or greater
☐ $300.00 – Initial zoning associated with citizen-initiated annexation petition, less than 5 acres
☑ $1,900.00 – Conditional use rezoning (per change of zoning classification requested)
☐ $2,500.00 – Mixed Use District Rezoning (New MXD, or major amendment to existing PDP)
☐ $500.00 – Mixed Use District Rezoning (Minor amendment to existing PDP - typically less than 50% of floor area, number of units, etc.)
☐ $2,500.00 – New application or major amendments to approved Major PDD
☐ $1,250.00 – Minor PDD or Minor Amendment to Existing PDD

NOTE: An additional fee of $150 will be charged for each additional public hearing or neighborhood meeting required due to changes in the request made during the rezoning process.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Arthur Pierce Road Rezoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of PDD (if applicable)</td>
<td></td>
</tr>
<tr>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>3500 Arthur Pierce Road, 3512 Arthur Pierce Road</td>
</tr>
<tr>
<td>General Location</td>
<td>South of Ten Ten and East of Kildaire Farm Road</td>
</tr>
<tr>
<td>Jurisdiction (check one)</td>
<td>Cary Corporate Limits  ☐ Cary ETJ  ☑ Wake Co.*  ☐ Chatham Co.*</td>
</tr>
</tbody>
</table>

*Submittal of an annexation petition is required if rezoning is requested

Updated: February 2017
### Part 1: Applicant Information

<table>
<thead>
<tr>
<th>Applicant Information</th>
<th>Applicant's Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
<td>Glenda Toppe</td>
</tr>
<tr>
<td><strong>Firm</strong></td>
<td>Glenda S Toppe &amp; Assoc</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>3500 Arthur Pierce LLC</td>
</tr>
<tr>
<td><strong>City, State, Zip</strong></td>
<td>3308 Glenhope Ct Cary, NC</td>
</tr>
<tr>
<td><strong>Phone (area code)</strong></td>
<td>Raleigh, NC 27612</td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td>919-605-7390</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:glenda@gstplanning.com">glenda@gstplanning.com</a></td>
</tr>
</tbody>
</table>

### Part 2: Parcel & Owner Information

<table>
<thead>
<tr>
<th>Property Owner(s)</th>
<th>County Parcel Number(s) (10 digit)</th>
<th>Real Estate ID(s)</th>
<th>Deeded Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>3500 Arthur Pierce LLC 3308 Glenhope Ct Cary, NC 27511-3897</td>
<td>0760279100 (part of)</td>
<td>0037054(part of)</td>
<td>21.381</td>
</tr>
<tr>
<td>Young, Glynis M, Young Guy Dale 3512 Arthur Pierce Rd Apex,NC 27539-9133</td>
<td>0760268523</td>
<td>0174096</td>
<td>1.0</td>
</tr>
</tbody>
</table>

Total Acres 22.381

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1. A property survey showing zoning district boundaries and acreages is required if multiple zoning districts are proposed or if the proposed rezoning applies to only a portion of a parcel.

2. Applies only to portion of 1st on South Side of Arthur Pierce Road. (Map included w/ Application.)
### Part 3A: Rezoning Request

#### Pre-Application Conference:
- **Yes**
- **Date:** 02/08/2017
- **No**

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>Base Zoning District(s)</th>
<th>Residential 30</th>
</tr>
</thead>
</table>
|                  | □ Mixed Use Overlay District  
(Name: N/A) |                |
|                  | □ Conservation Residential Overlay District |                |
|                  | □ Airport Overlay District |                |
|                  | □ Watershed Protection Overlay District  
☐ Jordan Lake  
☐ Jordan Lake Critical Area  
☐ Swift Creek |                |
|                  | □ Historic Preservation Overlay District |                |

<table>
<thead>
<tr>
<th>Zoning Conditions (if any)</th>
<th>NONE</th>
</tr>
</thead>
</table>

| Proposed Zoning | Proposed Base Zoning District(s) | TR-CU  
(Transitional Residential Conditional Use) |
<table>
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<tr>
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</thead>
<tbody>
<tr>
<td></td>
<td>□ No zoning conditions are proposed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>□ Zoning conditions are proposed and included in attached affidavit</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Zoning to Overlay Districts</th>
<th>N/A</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Summary of Proposed Development or Purpose of Request</th>
<th>The proposal is for a maximum of fifty (50) detached age-restricted homes. The minimum lot size is 6,000 square feet. The minimum lot width is fifty (50) feet.</th>
</tr>
</thead>
</table>
Part 3B: Applicant's Rezoning Justification Statement(s)

Rezoning Justification Statement #1 Required for all rezoning requests
Describe how the proposed rezoning meets the criteria listed below.

Section 3.4.1(E) of the Land Development Ordinance states that Council should consider the following criteria when reviewing all proposed rezonings:

(1) The proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;
   Applicant's Comments: The proposed rezoning meets the challenge of changing conditions, trends and facts. The Cary Community Plan addresses the need to provide more housing choices for all residents. The Plan specifically addresses senior housing. The proposed rezoning meets this challenge by limiting the use to detached residential and placing an age restriction on the residency.

(2) The proposed rezoning is consistent with the Comprehensive Plan and the purposes set forth in Section 1.3 of this Ordinance;
   Applicant's Comments: The proposed rezoning is consistent with the Cary Community Plan. The property is located within the Suburban Development Category. The predominant use in the Suburban Development Category is detached residential. Detached residential is the use proposed. The rezoning also complies with the policy of providing additional housing options. Senior housing is being proposed by offering a zoning condition that places an age restriction on the residency.

(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;
   Applicant's Comments: The Town can provide services to all the property maintaining sufficient levels of service to existing development. The Town is currently providing services to properties in the immediate area.

(4) The proposed rezoning is unlikely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;
   Applicant's Comments: The proposed rezoning will not have an adverse impact on the natural environment. All development will comply with Town of Cary environmental regulations. This will ensure there will be no negative impacts.

(5) The proposed rezoning will not have significant adverse impacts on other property in the vicinity of the subject tract; and
   Applicant's Comments: The proposed rezoning will not have a significant adverse impact on other property in the vicinity of the subject property. The proposed housing is detached residential which is the predominant housing type in the area. Buffers and streetscapes will comply with the requirements of the LDO.

(6) The proposed zoning classification is suitable for the subject property.
   Applicant's Comments: The zoning is suitable for the subject property. The rezoning addresses the need for more housing options in new neighborhoods. This part of Cary is earmarked for new development. Another housing option is being provided in this part of Cary. It provides an opportunity for residents to stay nearby when looking for other housing options that are found elsewhere in Cary.
Rezoning Justification Statement #2  
*Required for all rezoning requests*

Describe how the proposed rezoning is consistent with or supported by the visions and policies of the Cary Community Plan. Attach additional sheet if necessary.

<table>
<thead>
<tr>
<th>Chapter, Policy</th>
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<tr>
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<tr>
<td>Chapter, Policy</td>
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Growth Framework Map: The property is designated as a Suburban Development Category under the Cary Community Plan. The Suburban Neighborhoods Development Category contains the majority of the remaining developable land within Cary's planning area. These neighborhoods consist primarily of single family detached homes. The proposed housing type is limited to single family detached homes. The Cary Community Plan also encourages a variety of housing choices. The proposed rezoning provides an additional housing option, senior housing by placing an age restriction on the residency and addresses the policy of providing more housing opportunities in new neighborhoods. The proposed rezoning is consistent with the Cary Community Plan.
Rezoning Justification Statement #2  Required for all rezoning requests
Describe how the proposed rezoning is consistent with or supported by the visions and policies of the Comprehensive Plan. Attach additional sheet if necessary.

CHAPTER 2 LIVE:

Policy 2: Provide More Housing Choices for All Residents

The beginning of Chapter 2 discusses Cary's evolving population. National and regional trends show that the population in the United States is aging. This is no different in Cary. With this in mind, it is important that the Town of Cary offer its citizens the ability to age in their current community.

Cary is also a community made up of diverse households. This means it is important for the Town offer diversity in housing types to meet the needs of all of its residents.

Policy 2 encourages an adequate supply of housing suitable for many different household types, including singles, couples without children, couples with children, single-parent households, empty-nest couples, seniors, and multi-generational households. The Policy specifically encourages an adequate supply of housing for Cary's growing senior population, which might include smaller homes, small-lot homes, patio homes, multifamily housing, life care communities, and other options, and at diverse price points.

The proposed rezoning is consistent with and supported by Policy 2. The proposed use is limited to age-restricted housing. The zoning condition limiting the use to age-restricted directly addresses Cary's growing senior population. However, it must be noted that this type of housing has the possibility of lending itself to other household types provided the requirements for age-restricted are adhered to. The proposed rezoning also offers a housing type that is currently not found in this part of Cary, small-lot age-restricted single family homes. Policy 2 specifically mentions small-lot homes. In today's market, age-restricted single-family detached homes are typically found on smaller lots.

The property is close to services such as commercial and office uses that are located at the intersection of Ten Ten and Kildaire Farm Road which is an important factor when finding locations for this type of housing.

The proposed rezoning is complies with Policy 2 in Chapter 2.

Policy 3: Provide for More Housing Options in New Neighborhoods

As stated in the Cary 2040 Community Plan, "the intent of this policy is to make available an increased mix of housing options in developing parts of town. The increased
housing mix might be provided either within individual developments or within multiple proximate developments which together create a diverse housing mix”.

The area south of Penny Road to the southern edge of the planning area at Middle Creek is one of the locations identified in the Suburban Neighborhoods Development Category. The majority of the new housing that has been built in this area to date is single family detached homes on larger lots.

The proposed rezoning provides for more housing options in this part of Cary. The rezoning introduces housing specifically earmarked for seniors.

This Policy also encourages a mix of housing types that can accommodate a variety of different types of households. The proposed rezoning does this. It also provides an opportunity for families to grow and age within their own neighborhood or immediate surrounding area by providing opportunities to move into different housing types while maintaining their neighborhood ties and social networks. By offering small-lot age-restricted housing in this part of Cary, current residents will not have to look elsewhere in Cary or out of Cary to live.

This rezoning addresses a need that is identified in the Cary Community Plan and is consistent with and supported by Policy 3.
Part 3C: Owner's Signature(s)  
**Completion of the applicable sub-section(s) is required for all rezoning requests except requests to rezone to a General Use District.**

Check applicable sub-section(s)

- 3C(1) – Required where property owner is an Individual
- 3C(2) – Required where property owner is a Limited Liability Company (LLC)
- 3C(3) – Required where property owner is General Partnership (GP), Limited Partnership (LP) or Limited Liability Partnership (LLP)
- 3C(4) – Required where property owner is a Corporation

*(Attach additional sheets if necessary)*

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Part 3C(1): Individual  
All owners must sign, including husband & wife, and all joint tenants.  
*(Notary not required)*

<table>
<thead>
<tr>
<th>Property Owner Printed Name</th>
<th>Property Owner Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glynis M. Young</td>
<td>Glynis M. Young</td>
<td>4-21-17</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner Printed Name</th>
<th>Property Owner Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guy Dale Young</td>
<td>Guy Dale Young</td>
<td>4-21-17</td>
</tr>
</tbody>
</table>
Part 3C(2): LIMITED LIABILITY COMPANY - The area to be rezoned is owned by a limited liability company properly registered with the State of North Carolina. If 'member managed' all members must sign. If 'manager managed,' all managers must sign. (Must be notarized).

☑️ Manager-Managed

Manager(s) is/are:

Printed Name: Nancy J. Mills, Manager

Signature: Nancy J. Mills, Manager

Date: April 19, 2017

☐ Member-Managed

Member(s) is/are:

Printed Name

Signature

Date

Printed Name

Signature

Date

Printed Name

Signature

Date

Printed Name

Signature

Date
If member/manager is an individual:

STATE OF North Carolina

COUNTY OF Wake

I, Sheila B. Underwood, a Notary Public, certify that Nancy J. Mills
(Name of Notary)

personally came before me this day and acknowledged that he/she is Member/Manager (Circle One) of
3500 Arthur Pierce, LLC and that he/she, as Member/Manager (Circle One)
(Name)

3500 Arthur Pierce, LLC and that he/she, as Member/Manager (Circle One)
being authorized voluntarily executed the
foregoing on behalf of said limited liability company for the purposes stated therein.

Witness my hand and official seal, this the 19th day of April, 2017.

SHEILA B UNDERWOOD
Notary Public
Wake County
North Carolina
My Commission Expires March 30, 2021

Sheila B. Underwood
Printed Name of Notary Public

If member/manager is a corporation:

STATE OF __________________________

COUNTY OF ________________________

I, __________________________, a Notary Public, certify that __________________________
(Name of Notary) (Name)

personally came before me this day and acknowledged that he/she is __________________________
(Title of Corporate Officer)

of __________________________, which is a, (Member/Manager) of __________________________
(Name of Corporation) (Circle One) (Name of LLC)

_____________________________ of __________________________, (Member/Manager) of
(Title of Corporate Officer) (Name of Corporation) (Circle One)

_____________________________ being authorized to do so, voluntarily executed the foregoing on
(Name of LLC)

behalf of said limited liability company for the purposes stated therein.

Witness my hand and official seal, this the ___ day of ____________ , 20___.

[OFFICIAL SEAL] Notary Public

Printed Name of Notary Public

My Commission expires: __________________________
If member/manager is an individual:

STATE OF North Carolina
COUNTY OF Wake

I, Angela M. Ackerman, a Notary Public, certify that Clynnis M. Young and Guy Dale Young
(Name of Notary)

personally came before me this day and acknowledged that he/she is Member/Manager (Circle One) of 3300 Arnuw Pierce LLC and that he/she, as Member/Manager (Circle One)

(Name)

3300 Arnuw Pierce LLC and that he/she, as Member / Manager, being authorized voluntarily executed the (Name of LLC)

foregoing on behalf of said limited liability company for the purposes stated therein.

Witness, my hand and official seal, this the 21 day of April, 2017.

Notary Public

Printed Name of Notary Public

[OFFICIAL SEAL]

My Commission expires: June 24, 2018

If member/manager is a corporation:

STATE OF
COUNTY OF

I, ________________, a Notary Public, certify that ____________________________

(Name of Notary)

personally came before me this day and acknowledged that he/she is ____________________________

(Title of Corporate Officer)

of ____________________________, which is a, Member / Manager of ____________________________

(Name of Corporation) (Circle One)

(Name of LLC)

______________________

(Title of Corporate Officer)

(Name of Corporation) (Circle One)

______________________

(Title of Corporate Officer)

(Name of Corporation)

being authorized to do so, voluntarily executed the foregoing on behalf of said limited liability company for the purposes stated therein.

Witness, my hand and official seal, this the ______ day of __________________, 20__.

Notary Public

Printed Name of Notary Public

My Commission expires: ________________________
Part 3E: Affidavit Signed by Property Owner or Authorized Agent

Completion of the applicable sub-section(s) is required for all rezoning requests except requests to rezone to a General Use District. Must be notarized.

Check applicable sub-section(s)

☑ 3E(1a) - Required where the property owner maintains sole authority to make binding statements and commitments regarding the request, and the property owner is one or more individuals.

and/or

☑ 3E(1b) - Required where the property owner maintains sole authority to make binding statements and commitments regarding the request, and the property owner is a corporate or similar entity.

OR

☐ 3E(2) - Required where the property owner has authorized another individual or entity to represent him/her through the public hearing process and make binding statements and commitments regarding the request. (Selection of this option requires submittal of Power of Attorney or redacted sales contract per Part 3D above)

NOTE:

Each time proposed zoning conditions are revised after the initial submittal, a new affidavit must be provided to the case planner.
STATE OF NORTH CAROLINA
COUNTY OF WAKE

AFFIDAVIT OF

Glynis M. Young and
Guy Dale Young

I/We, Glynis and Guy Young, being first duly sworn, hereby depose and say:

1. I am over eighteen years of age and competent to make this Affidavit. All statements made herein are based upon my personal knowledge.

2. I ("the Applicant") am the owner of certain real property located at 3512 Arthur Pierce Road and identified as 0760268523 ("the Property").

3. On or about April 24, 2017, the Applicant submitted to the Town of Cary an Application for a rezoning of the Property ("the Application").

4. The Applicant has agreed to volunteer the following zoning conditions or provisions in support of the Rezoning:

1. Use shall be limited to detached residential and neighborhood recreation.

2. The Developer of the Community shall record with the applicable Register of Deeds Office a Declaration of Covenants, Conditions, and Restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied units shall have as a resident at least one person age 55 or older ("age restriction"). Prior to applying for any building permits, the owners shall provide to the Town an opinion letter from an attorney, licensed to practice in North Carolina that the age restriction was drafted in a form that the attorney, in their exercise of customary professional diligence, would reasonably recognize as compliant with the Fair Housing Act 42 U.S.C. Sec. 3601, et. seq., and the North Carolina State Fair Housing Act, N.C., Gen. Stat. 41A-1, et. seq.

3. The maximum number of lots shall be fifty (50).

4. The minimum lot size shall be 6,000 square feet.

5. The minimum lot width shall be fifty (50) feet.

5. In addition to the zoning conditions or provisions listed above in paragraph 5, the Applicant, through counsel or otherwise, may offer or consent to at any hearing before the Town of Cary Planning and Zoning Board or Town Council certain additional conditions of approval (which additional conditions of approval, along with the zoning conditions or provisions listed in paragraph 4, are collectively referred to hereinafter as the "Conditions of Approval").

6. All Conditions of Approval that the Applicant offers in connection with the Rezoning are offered to address the conformance of the development and use of the site to Town ordinances (See pg 14.)
6. All Conditions of Approval that the Applicant offers in connection with the Rezoning are offered to address the conformance of the development and use of the site to Town ordinances and officially adopted comprehensive plan or other plan and to address the impacts reasonably expected to be generated by the development or use of the site.

7. I intend for the Town to rely on this Affidavit and in offering the Conditions of Approval, I hereby swear that:

   a. all zoning conditions and provisions are freely offered as proposed zoning laws, based solely on the property owner/applicant’s independent judgment; and

   b. the property owner/applicant is not relying upon any statement by the Town staff or any member of the Town Council in connection with the decision to offer any zoning conditions or provisions; and

   c. the property owner/applicant understands that other parties that have standing in the rezoning proceeding are relying on the validity of the zoning conditions and provisions; and

   d. the property owner/applicant intends for all future owners of the property to be bound by the zoning conditions and provisions should the Town Council adopt them as part of the rezoning; and

   e. the property owner/applicant will take all appropriate measures to ensure that future property owners are aware of the zoning conditions and provisions.

Further the Affiant sayeth not.

This the 21 day of April, 2017.

[Signature]

Name:

Sworn and subscribed before me this the 21 day of April, 2017.

[Signature]

Notary Public

My commission expires: June 24, 2018
STATE OF NORTH CAROLINA
COUNTY OF WAKE

AFFIDAVIT OF
3500 Arthur Pierce LLC
(Owner Corporation/LLC/etc.)

I, Nancy J. Milledge, being first duly sworn, hereby depose and say:

1. I am over eighteen years of age and competent to make this Affidavit. All statements made herein are based upon my personal knowledge.

2. Nancy J. Milledge ("the Applicant") is the owner of certain real property located at 3500 Arthur Pierce Road, and identified as 0760279100 (part of) ("the Property").

3. On or about April 24, 2017 [insert date], the Applicant submitted to the Town of Cary an Application for a rezoning of the Property ("the Application").

4. I am the Manager [insert title of person signing] for the Applicant and I have been duly authorized to represent and bind the Applicant and execute this Affidavit.

5. The Applicant has agreed to volunteer the following zoning conditions or provisions in support of the Rezoning:
   1. Use of the property shall be limited to age-restricted housing and associated amenities. Developer of the Community shall record with the applicable Register of Deeds Office a Declaration of Covenants, Conditions, and Restrictions ("Declaration") providing that at least eighty percent (80%) of all occupied units shall have as a resident at least one person age 55 or older ("age restriction"). Prior to applying for any building permits, the owner shall provide to the Town an opinion letter from an attorney, licensed to practice in North Carolina, that the age restriction was drafted in a form that the attorney, in good faith, exercise of customary professional diligence, would reasonably recognize as compliant with the Fair Housing Act, § 42 U.S.C. Sec. 3601, et seq., and the North Carolina State Fair Housing Act, N.C. Gen. Stat. § 41A-1, et seq.
   2. The type of housing shall be limited to detached residential.
   3. The maximum number of lots shall be 50. 4. The minimum lot size shall be 6,000 square feet. 5. The minimum lot width shall be 50 feet.

6. In addition to the zoning conditions or provisions listed above in paragraph 5, the Applicant, through counsel or otherwise, may offer or consent to at any hearing before the Town of Cary Planning and Zoning Board or Town Council certain additional conditions of approval (which additional conditions of approval, along with the zoning conditions or provisions listed in paragraph 5, are collectively referred to hereinafter as the "Conditions of Approval").
7. All Conditions of Approval that the Applicant offers in connection with the Rezoning are offered to address the conformance of the development and use of the site to Town ordinances and officially adopted comprehensive plan or other plan and to address the impacts reasonably expected to be generated by the development or use of the site.

8. I intend for the Town to rely on this Affidavit and in offering the Conditions of Approval, I hereby swear that:

a. all zoning conditions and provisions are freely offered as proposed zoning laws, based solely on the property owner/applicant’s independent judgment; and

b. the property owner/applicant is not relying upon any statement by the Town staff or any member of the Town Council in connection with the decision to offer any zoning conditions or provisions; and

c. the property owner/applicant understands that other parties that have standing in the rezoning proceeding are relying on the validity of the zoning conditions and provisions; and

d. the property owner/applicant intends for all future owners of the property to be bound by the zoning conditions and provisions should the Town Council adopt them as part of the rezoning; and

e. the property owner/applicant will take all appropriate measures to ensure that future property owners are aware of the zoning conditions and provisions.

Further the Affiant sayeth not.

This the 19th day of April, 2017.

[Signature]
Name: Nancy J. Mills, Manager
Title:

Sworn and subscribed before me this the 19th day of April, 2017.

[Signature]
Notary Public

My commission expires: March 30, 2018

[Notarial Seal]
REZONING
SUBMITTAL CHECKLIST

Please provide this completed form with your rezoning application and payment of application fees. All items listed below must be provided by the submittal deadline before a rezoning application may be accepted as complete.

PROJECT INFORMATION
Project Location: Future Pierce Road 3500, 3512
Project Description: Phase 1 P-02

SUBMITTAL CHECKLIST
Please check all that apply

☐ Complete Rezoning Application, including:
  ☐ Applicant’s Justification Statement(s)
  ☐ Owner’s signature(s)

Legal Forms
☐ Affidavit(s) of proposed zoning conditions (for Conditional Use (CU), Planned Development District (PDD), or Mixed-Use District (MXD) cases)
☐ Proof of Power of Attorney, or redacted Purchase Contract if applicant is an authorized agent rather than the property owner
☐ Disclosure statement (if applicable)

Supporting Materials or Exhibits
☐ For MXD rezoning: Preliminary Development Plan and applicable information as specified in Land Development Ordinance (LDO) Section 3.4.5(B)(3)
☐ For PDD rezoning or amendment: Master Land Use Plan and PDD Document
☐ For Conditional Use cases: Concept plan (optional), per LDO Section 3.4.2(C)(2)
☐ Annexation Petition (required if any portion of the property is outside of Town Limits AND extraterritorial jurisdiction (ETJ))
☐ Property Survey (if rezoning proposes multiple zoning districts or applies to a portion of a parcel)
☐ Traffic Study/Traffic Impact Analysis (TIA) (if applicable, draft TIA results must have been submitted to the Town prior to submitting Rezoning Application)
☐ Rezoning Application Fee: $____________ (see Operating Budget, Attachment A for fees)

Staff will perform a completeness check of your application package within the first week after submittal, at which time incomplete applications will be returned to the applicant.

If you have any questions, please contact us at (919) 469-4046 or DevelopmentSupport@townofcary.org.

APPLICANT VERIFICATION
I hereby certify that the information provided is complete and accurate, and that any incomplete or missing information may result in the application being returned to the applicant without review.

-----------------------------------
Applicant Name (print)

-----------------------------------
Applicant Signature

-----------------------------------
Date

Email

-----------------------------------
Phone [ ]

3/19/2015

Town of Cary