APPLICATION FOR REZONING

Associated Annexation Petition  Yes  No

Traffic Impact Study  Yes  TAR Number:  N/A  No  Staff confirmation:  Initials  Date 9/27/17

This application is deemed sufficiently complete for purposes of submittal.

Planning Staff Signature  Date 9/27/17

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>Wilson Road Rezoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of PDD</td>
<td>N/A</td>
</tr>
<tr>
<td>(if applicable)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1551 Wilson Road</td>
</tr>
<tr>
<td>General Location</td>
<td>North of Chapel Hill Road, adjacent to Wilson Road</td>
</tr>
<tr>
<td>Jurisdiction</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</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; Associates</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>4139 Gardenlake Drive</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Raleigh, NC 27612</td>
</tr>
<tr>
<td>Phone (area code)</td>
<td>919-605-7390</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:glenda@gstplanning.com">glenda@gstplanning.com</a></td>
</tr>
</tbody>
</table>

| **Name**  | Bal K and Radha Sharma |
| **Firm**  |                         |
| **Address** | 301 Stromer Drive      |
| City, State, Zip | Cary, NC 27513 |
| Phone (area code) | 919-244-3301 |
| Email | bal_krishna_sharma@hotmail.com |

## Part 2: Parcel & Owner Information

**Property Owner(s)**  
*Provide property owner name and address as it appears in the Wake or Chatham County Tax Records,*

- Bal K and Radha Sharma  
  - 301 Stromer Drive  
  - Cary, NC 27513

**County Parcel Number(s)** (10 digit): **PIN 0754791316**  
**Real Estate ID(s):** **REID 0087277**  
**Deeded Acres:** **0.62**

**Total Acres:** **0.62**

---

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.
### Part 3A: Rezoning Request

Pre-Application Conference: **Yes**  
Date: **September 13, 2017**  
No

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>Base Zoning District(s)</th>
<th>R-20 Residential 20</th>
</tr>
</thead>
</table>
| Zoning Overlay District(s) | | Mixed Use Overlay District  
(Name: ________________________)  
Conservation Residential Overlay District  
Airport Overlay District  
Watershed Protection Overlay District  
Jordan Lake Jordan Lake Critical Area Swift Creek  
Historic Preservation Overlay District|

| Zoning Conditions (If any) | N/A  
None |

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

| Proposed Changes to Overlay Districts | NONE |

| Summary of Proposed Development or Purpose of Request | The proposed rezoning limits the uses to detached residential and neighborhood recreation. The minimum lot size is 7,000 square feet. Any plat that divides the subject property will dedicate right-of-way consistent with the Move Chapter of the Cary Community Plan. |

### 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 is providing a housing type that is identified in the Cary Community for this location.

(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 in the Traditional Neighborhood Category. Within this category, single family detached (large and small) lot is listed as a Predominant Use Type.

(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 this property while maintaining sufficient levels of service to existing development. Town services are already being provided to properties in the 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 significant adverse impact on the natural environment. The LDO provides regulations to ensure there is no negative impact on the natural environment. Stormwater management will be contained on site.

(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 an adverse impact on other properties in the vicinity of the proposed rezoning. The proposed rezoning is compatible with the adjacent residential development. All development will meet the requirements of the LDO.

(6) The proposed zoning classification is suitable for the subject property.

    Applicant’s Comments: The proposed zoning classification is suitable for this location. The Cary Community Plan encourages more housing choices for all residents. This zoning request will provide an additional housing option for home buyers in the Cary market. The Cary Community Plan recognizes the need to encourage development in areas that are served by existing infrastructure such as utilities and roads. This development will have direct access to public water and sewer. The property is also in close proximity to goods and services and employment opportunities.
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.

Growth Framework Map  The site is located in the Traditional Neighborhood Development Category on the Growth Framework Map of the Cary Community Plan. This category allows for a moderate housing mix. Single-family detached (large and small lots), single-family attached (townhomes) and multi-family (small) are all listed as Predominant Use Types. The use proposed is single-family detached (small lot). This area is appropriate for infill development where densities can be a little higher. This is particularly the case with the property being in close proximity to a major intersection. The proposed rezoning is consistent with the visions and policies of the Cary Community Plan and in particular the Growth Framework Map.

Live  Chapter, Policy  1  Maintain Neighborhood Character
Recognize, preserve, and protect the quality and character of existing residential neighborhoods as they mature, and as new development occurs nearby.

The proposed rezoning will preserve and protect the quality and character of the existing residential neighborhoods. Adding new development is key to preserving existing neighborhoods. New development will meet Town of Cary design regulations thus ensuring high quality residential development. The regulations in the LDO will ensure that the development fits into the character of the area.

Live  Chapter, Policy  2  Provide More Housing Choices for All Residents of Cary
Provide high quality housing in suitable areas that can accommodate a variety of lifestyles, households, ages, cultures, market preferences, and incomes. This includes dwellings for aging seniors and empty nesters, multi-generational households, young professionals, young families, and members of the local workforce.

The proposed rezoning addresses the need for a variety of housing types to support the growing diversity of households in Cary. The housing is in close proximity to shopping, dining, entertainment, employment and transit. These factors are becoming increasingly important to homebuyers.

Live  Chapter, Policy  5  Support Residential Development on Infill and Redevelopment Sites
Support residential development on infill and redevelopment sites designed to acknowledge the surrounding context, while supporting other LIVE policies.

This property is an infill site. Development has occurred around these parcels. The proposed rezoning complements both existing development and future development of properties within this part of Cary. The type of housing acknowledges the surrounding context. The proposed use is single-family detached. The density and use proposed makes for an appropriate infill use at this location. Furthermore, the proposed rezoning is sensitive to the adjacent and surrounding areas by providing appropriate transitions where necessary. This policy recognizes the need for an increase in development intensity to support project viability which this rezoning is requesting.

_________________ Chapter, Policy __________

SEE ATTACHED SHEETS
Rezoning Justification Statement #2 (Continued) Wilson Road Rezoning

_____ Work Chapter 1 Policy Grow a Sustainable and Diversifying Workforce

Support the growth of a sustainable and diverse workforce that meets the needs of Cary’s businesses over time, and that supports and attracts future economic growth.

*This policy addresses ways to facilitate the continued growth of the Town’s local economy. Growing a diverse workforce requires housing, transportation, shopping and recreational options that meet the needs of the current workforce. This proposed rezoning for this site will make a contribution toward the goal of ensuring that businesses in Cary have access to the type of diverse labor force and professional talent to meet the labor markets changing needs over time. This contribution may come from increased affordability for buyers and from locational attributes. The location of the proposed rezoning is in close proximity to businesses. This rezoning meets the criteria of this policy.*

_____ Work Chapter 2 Policy Enhance Locational Appeal to Businesses and Workers

Maintain or enhance Cary’s locational appeal to business and workers. This includes providing a quality of life and a built environment that appeals to, and attracts, both businesses/employers and the workforce of tomorrow.

*The location of the proposed single-family detached homes is in close proximity to a major destination. This destination center has substantial business and retail uses. As stated in the Work Chapter Policy 1, the proposed rezoning will make a contribution toward the goal of ensuring that businesses have access to the type of diverse labor force and professional talent to meet the labor markets changing needs over time.*

_____ Shape Chapter 4 Policy Support and Facilitate Redevelopment and Infill Development

To support economic development policies, Cary will support and facilitate redevelopment and infill development, particularly within Commercial Mixed Use and Destination Centers, Downtown Cary, and core neighborhoods.

*The proposed rezoning is an infill development project. This infill development will be designed to complement surrounding properties and will help Cary to capitalize on the existing public infrastructure and reduce the need for costly capital improvements. The character, quality, and intensity of the proposed development is appropriate at this location. If approved, the rezoning will provide new infill development in a desired corridor; capitalize on corridor location and potential access to future transportation options, and help maintain the quality of development in one of the older sections of Cary.*

_____ Shape Chapter 6 Policy Provide Appropriate Transitions Between Land Uses

Support the provision of appropriate transitions between sites having markedly different types or intensities of land uses.

*The proposed rezoning accounts for transitions between the proposed development and surrounding developments. The proposed single-family homes provides an excellent transition between existing and*
future development. Buffers and streetscapes will be provided to ensure there will be an appropriate transition between the proposed and existing uses.

___Shape___ Chapter ___8___ Policy Preserve and Maintain Cary’s Attractive Appearance and Quality of Development

Preserve and maintain Cary’s attractive appearance, with particular attention to the appearance of — and views from — our public spaces, while also encouraging high quality and attractive development.

Cary is a recognized leader in the region for maintaining and enhancing the visual character of the community. The development on the site will meet the Town’s guidelines of the Cary Appearance Manual thus ensuring high quality and attractive development.
**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)

---

**Part 3C(1): Individual**  All owners must sign, including husband & wife, and all joint tenants.  **(No: tary not required)**

<table>
<thead>
<tr>
<th>Property Owner Printed Name</th>
<th>Property Owner Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAL K. SHARMA</td>
<td></td>
<td>9/06/2017</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RAJNA SHARMA</td>
<td></td>
<td>9/06/2017</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>