

Staff Report for Town Council

Meeting Date: July 26, 2018

18-REZ-10 Lewey Drive Residential

Purpose: Conduct public hearing on proposed rezoning request

Prepared by: Katie Drye, Planning

Speaker: Katie Drye, Planning



Executive Summary: The applicant has requested the Town consider an amendment to the Town of Cary Official Zoning Map for 6.72 acres, located at 6705 Lewey Drive, by annexing and applying an initial Town of Cary zoning of Transitional Residential Conditional Use (TR-CU). The rezoning request is to change the zoning from Wake County Residential 40 Watershed (R-40(W)) to Transitional Residential Conditional Use (TR-CU) with zoning conditions that enable development of detached dwellings with a minimum lot size of 8,000 square feet.

An annexation petition (18-A-10) has been submitted for the subject property which is currently outside of the Town's jurisdiction.

Recommendation: *That Council conduct a public hearing on the proposed rezoning request and forward to the Planning and Zoning Board. Staff will provide a recommendation on the rezoning request when the case is brought back to Council for action.*

Planning and Zoning Board Recommendation: The recommendation will be provided to Town Council following the P&Z Board meeting.

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 development plan.

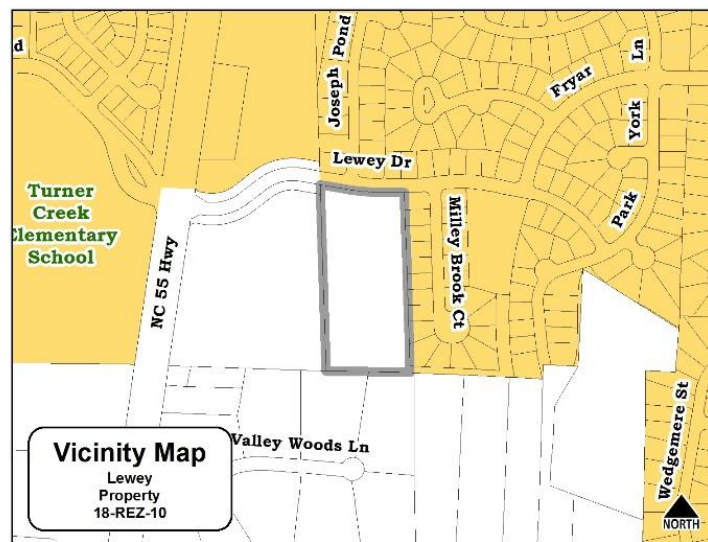
SUBJECT PARCELS

Property Owner	County Parcel Numbers (10-digit) (PIN)	Real Estate IDs (REID)	Address	Acreage
Robert J Lewey and Jacky Lewey Dillard 1409 Jenks Carpenter Rd Cary, NC 27519-9425	0733863080	0041728	6705 Lewey Drive	6.72

OVERVIEW

Location	6705 Lewey Drive
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Schedule	Town Council Public Hearing July 26, 2018	Planning & Zoning Board TBD	Town Council TBD
Existing Zoning District	Wake County Residential 40 Watershed (R-40(W))		
Existing Zoning Condition	None		
Proposed Zoning District	Transitional Residential Conditional Use (TR-CU) Watershed Protection Overlay District (Jordan Lake Sub-area)		
Proposed Zoning Conditions	<ol style="list-style-type: none"> 1. Land use shall be limited to detached dwellings with a minimum lot size of 8,000 square feet. 2. Side yard setbacks shall be a minimum of 5 feet. 3. Front and rear setbacks shall be a minimum of 20 feet each. 		
Town Limits	<p>The subject property is located outside the corporate limits and the Town of Cary ETJ.</p> <p>An owner-initiated annexation petition, 18-A-10, has been submitted by the property owners in conjunction with this rezoning request.</p>		
Staff Contact	Katie Drye (919) 469-4085 katie.drye@townofcary.org		
Applicant	Robert J Lewey and Jacky Lewey Dillard (Property Owners)		
Applicant's Contact	Jay Gilleece, Hugh J. Gilleece & Associates (919) 469-1101 gilleece@bellsouth.net		



[Click on the map to see surrounding development activity.](#)