

GLENDAS. TOPPE & ASSOCIATES

LAND PLANNING, ZONING & ENTITLEMENT CONSULTANTS

MEETING MINUTES

Subject: Cary Pointe PDD – Neighborhood Meeting (18-REZ-12)

Location: Cary Town Hall

Date: June 6, 2018

Time: 6:30pm – 8:00pm

Summary:

After attendees of all rezoning meetings for the month of June 2018 met in the larger chambers, the group for Cary Pointe PDD (18-REZ-12) separated into a smaller conference room for a one hour meeting from approximately 7pm to 8pm to discuss only that project.

A presentation of the development was made to the group by Mr. Rick Toppe. Major aspects of the project were discussed, including proposed uses, parcel features/size, proposed access points, and traffic generation. Following the introduction, the meeting was opened to questions from the public attendees. Below is a summary of the question/answer session that took place. Answers to questions were fielded by a number of the development team members. Below is list of the topics discussed and the specific points made:

1. Topic: Traffic
 - a. It was asked if traffic generation was considered by this development?
 - b. It was explained that a TAR was prepared for the proposed development.
2. Topic: Access to site
 - a. It was asked how access comes off both Morrisville Pkwy and NC 55.
 - b. It was explained that there is one full access w/ adjoining property (daycare site). Restricted access directly on project site to both roads (right in/out).
3. Topic: Uses
 - a. It was asked to clarify the uses.
 - b. It was explained that 120 unit senior living facility is proposed with amenities and support facilities w/in the facility, as well as a commercial structure at the intersection.

4. Topic: Proposed clearing

- a. It was asked to clarify the streams and why no required buffer specified on the property line north of the buffer.
- b. It was explained that there is a perennial feature on southern property line w/ a 100' urban transition buffer (UTB) and an intermittent stream between the Cary Pointe PDD and the Daycare site that has a 50' buffer required. It was noted that the area where no buffer is proposed is existing trees and inside a jurisdictional feature for the most part and won't be disturbed.

5. Topic: Building Heights

- a. It was asked how tall the buildings will be.
- b. It was explained that the age-restricted building would be approximately 4 stories.

6. Topic: Streetscape

- a. It was asked about streetscape required and proposed.
- b. It was explained that a 30' buffer along Morrisville Parkway and 55 is proposed.

7. Topic: Traffic

- a. It was asked why no signal proposed at the full movement intersection. It was noted that making a left at this location is already difficult.
- b. It was explained by the traffic engineer of the development team that signals are only installed where a traffic signal warrant has been issued. This intersection does not qualify for one at this time. Also, a signal would be ineffective so close to the light at 55/Morrisville Pkwy and that traffic would just back up through the subject signal when at peak volumes.

8. Topic: Traffic

- a. There were questions regarding how the traffic study (TAR) was prepared and whether it used traffic generated from the future 540 connection as background trips.
- b. It was explained that the TAR does account for background trips, but does so according to the anticipated build-out year. It was acknowledged that trips will increase over time as the area develops, but that the trips used in the projects TAR were appropriate and according to the standards of the Town. This explanation was made by Town of Cary transportation staff member, Ken Dunn. He explained the TIA process in general as well. It was noted that future development may require a signal there, but not at this time.

9. Topic: rezoning vs. ORD

- a. It was asked why rezone if you can do these uses in ORD now?
- b. It was explained that rezoning to PDD is necessary to allow for the residential component that is not allowed in ORD.

10. Topic: sidewalks

- a. It was asked if sidewalks would be built along the frontage
- b. It was explained that sidewalks would either be built or a FIL posted along the frontage, as will be required.

11. Topic: age-restricted use and trip generation

- a. A representative from a local age-restricted facility spoke regarding trip generation from this type of use. She mentioned that folks living in these facilities generally move in with a car and end up parking and leaving it or getting rid of it. Thus, trip generation is low. And she mentioned that these folks tend to travel at off-peak hours and thus don't add a huge burden to peak traffic counts.