

*Revised app. materials  
submitted May 5, 2017*

## JUSTIFICATION PROPOSED PLAN AMENDMENT CHATHAM CARY JOINT LAND USE PLAN ADOPTED JUNE 2012

This is a request to amend the Chatham Cary Joint Land Use Plan Map. The current land use designation is Office/Institutional. The proposed land use designation is Medium Density Residential. The Joint Land Use Plan Amendment affects property that is in the Town Limits of Cary and located within the Weldon Ridge PDD. The amendment affects a portion of Parcel 19865.

The Town of Cary is also considering an amendment to the Joint Land Use Plan Map. Accompanying the request to amend the Joint Land Use Plan is a proposal to amend a portion of the Weldon Ridge PDD. Weldon Ridge PDD was approved by the Town of Cary in March of 2004. The PDD was approved with a school and church parcel. This parcel is referred to as S-1 in the adopted Weldon Ridge PDD. When the Chatham Cary Joint Land Use Plan was adopted in 2012, the S-1 parcel was designated as Office/Institutional on the Land Use Plan. The land use category reflected the approved land use in the Weldon Ridge PDD. The request to amend the PDD is triggering the proposed amendment to the Joint Land Use Plan. The parcels being affected in the PDD and thus the Joint Land Use Plan are S-1 and SF-6.

The current S-1 parcel is approved for a church, school, day care, and preschool. The adjacent SF-6 parcel is approved for residential uses with a density of 5 dwelling units per acre. The uses approved for SF-6 are detached dwellings, patio homes, attached residential, zero lot line and neighborhood recreational facility with a minimum lot size of 5,200 square feet for detached residential.

The PDD amendment shows the school being located on SF-6 and a portion of S-1. Since schools and churches are permitted in residential zoning districts, the location of the school in SF-6 does not require an amendment to the Joint Land Use Plan.

What is triggering the amendment to the Joint Land Use Plan is the location of residential uses on a portion of S-1 in the Weldon Ridge PDD that is currently designated as Office/Institutional on the Joint Land Use Plan.

The amendment to the Joint Land Use Plan proposes changing a portion of the Office/Institution land use category to Medium Density Residential.

The current approved density for SF-6 is 5.0 dwelling units per acre. The proposed density for SF-6 is 3.3 dwelling units per acre. The current overall density for the Weldon Ridge PDD is 2.46 dwelling units per acre. The proposed overall density for the Weldon Ridge PDD is 2.41 dwelling units per acre. Both current and proposed densities fall under the Medium Density Residential category found in the Chatham Cary Joint Land Use Plan.

Here is the proposed breakdown of the land use categories. S-1(a) school parcel is approximately 16.06 acres. SF-6 residential parcel is approximately 34.74 acres. S-1 (b) is approximately 19.77 acres. S-1 (b) is part of the original S-1 parcel and is approved for a school, church, day care and preschool. The total acreage for S-1 (a) and S-1 (b) is approximately 35.83 acres. This part of the Joint Land Use Plan will remain Office/Institutional. It is the SF-6 parcel that is being proposed for Medium Density Residential.

As stated above, the boundaries of the existing S-1 parcel and SF-6 parcel are being rearranged. The Joint Plan still maintains the Office/Institutional category with additional vacant land available for Office/Institutional development.

It is important to point out that the portion of the Joint Land Use Plan being affected by the amendment is east of the American Tobacco Trail. North and west of the property is Town of Cary parkland. This in affect separates the affected property from other portions of the Joint Land Use Plan. The property is more than a mile from the critical area of Jordan Lake. The PDD amendment increases the size from a minimum of 5,200 square feet to a minimum of 8,000 square feet. This is more in keeping with the residential development in the area.

In conclusion, the proposed Plan Amendment is in keeping with what is already approved for the Weldon Ridge PDD and meets the spirit of the Chatham Cary Joint Land Use Plan.

Three (3) maps are included with the request, the proposed Joint Land Use Plan Map showing the affected area of the proposed amendment and the current and proposed Master Land Use Plan for Weldon Ridge PDD.



**BREAKDOWN OF CHANGES TO WELDON RIDGE PDD**

**Current SF-6**

Density 5 du/ac

30 units

9.19 acres

**Proposed SF-6**

Density 3.31 du/ac

115 units

34.74 acres

**Current PDD Overall Acreage, Unit Count and Density (Residential Only)**

278.18 acres

683 units

2.46 du/ac

**Proposed PDD Overall Acreage, Unit Count and Density (Residential Only)**

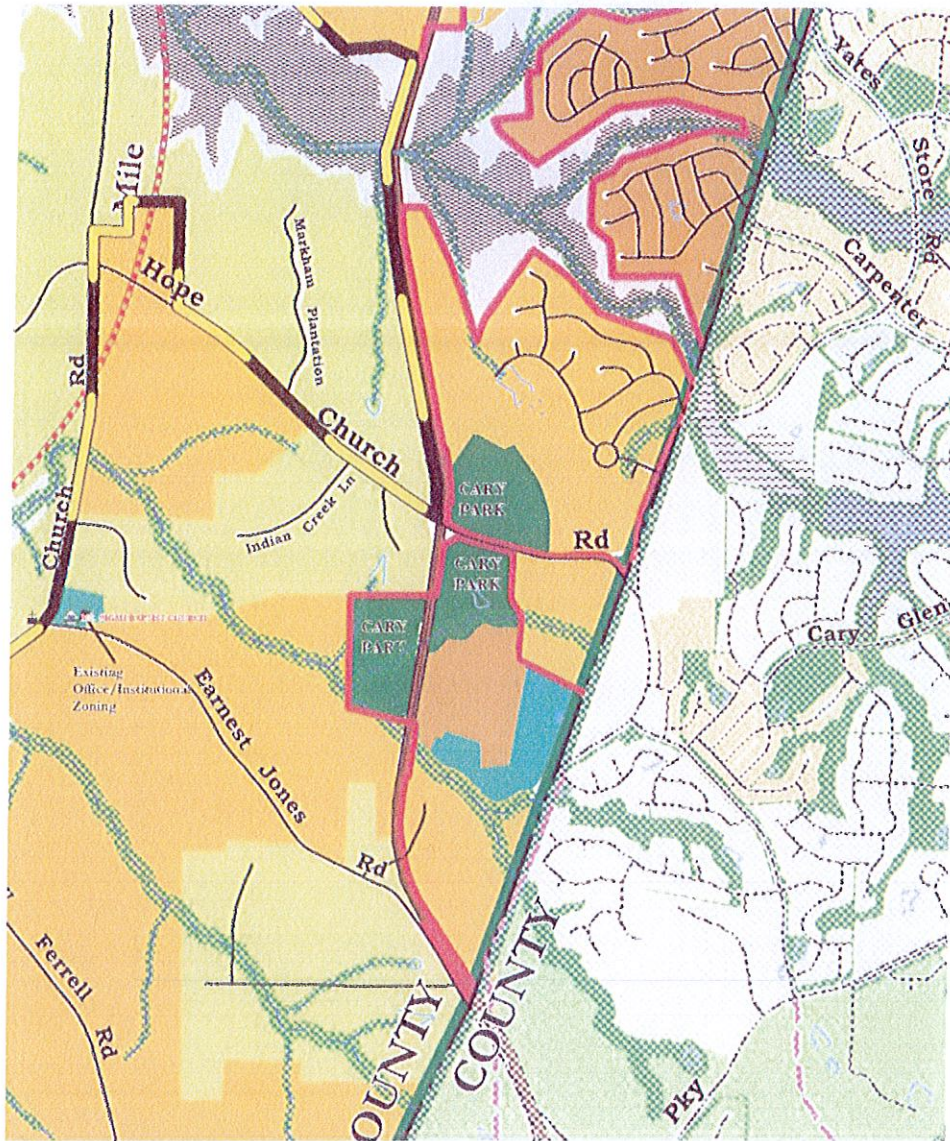
303.73 acres

733 units

2.41 du/ac







**Chatham - Cary Land Use Plan  
Legend**

- Medium Density Residential (MDR)**  
 Medium density residential uses are located in areas that are suitable for a wide range of residential uses, including single-family detached, townhomes, and small multi-family units. This zone is intended to provide a mix of housing types and densities. See the Plan for more details.
- Low Density Residential (LDR)**  
 Low density residential uses are located in areas that are suitable for a wide range of residential uses, including single-family detached, townhomes, and small multi-family units. This zone is intended to provide a mix of housing types and densities. See the Plan for more details.
- Very Low Density Residential (VLDR)**  
 Very low density residential uses are located in areas that are suitable for a wide range of residential uses, including single-family detached, townhomes, and small multi-family units. This zone is intended to provide a mix of housing types and densities. See the Plan for more details.
- Commercial / Retail**  
 Commercial and retail uses are located in areas that are suitable for a wide range of commercial and retail uses. This zone is intended to provide a mix of commercial and retail uses. See the Plan for more details.
- Mixed Use Node**  
 Mixed use nodes are located in areas that are suitable for a wide range of mixed use uses, including residential, commercial, and institutional uses. This zone is intended to provide a mix of mixed use uses. See the Plan for more details.
- Office/Institutional**  
 Office and institutional uses are located in areas that are suitable for a wide range of office and institutional uses. This zone is intended to provide a mix of office and institutional uses. See the Plan for more details.
- Industrial**  
 Industrial uses are located in areas that are suitable for a wide range of industrial uses. This zone is intended to provide a mix of industrial uses. See the Plan for more details.
- Parks, Open Space, Golf Course**  
 Parks, open space, and golf course uses are located in areas that are suitable for a wide range of parks, open space, and golf course uses. This zone is intended to provide a mix of parks, open space, and golf course uses. See the Plan for more details.
- Stream**  
 Streams are located in areas that are suitable for a wide range of stream uses. This zone is intended to provide a mix of stream uses. See the Plan for more details.
- Stream Buffer**  
 Stream buffers are located in areas that are suitable for a wide range of stream buffer uses. This zone is intended to provide a mix of stream buffer uses. See the Plan for more details.
- Rural Buffer Boundary**  
 Rural buffer boundaries are located in areas that are suitable for a wide range of rural buffer uses. This zone is intended to provide a mix of rural buffer uses. See the Plan for more details.

**General Note:**  
 Boundaries of Land Use Designations: The boundaries between the various land use designations are shown on this map. The boundaries are shown as solid lines, unless otherwise noted. See the Plan for more details.

**NOTE:**  
 THIS PLAN IS AN EXCERPT FROM THE CHATHAM-CARY JOINT LAND USE PLAN AND IS INTENDED TO SHOW THE PROPOSED AMENDMENT ASSOCIATED WITH THE TOWN OF CARY WELDON RIDGE PDD

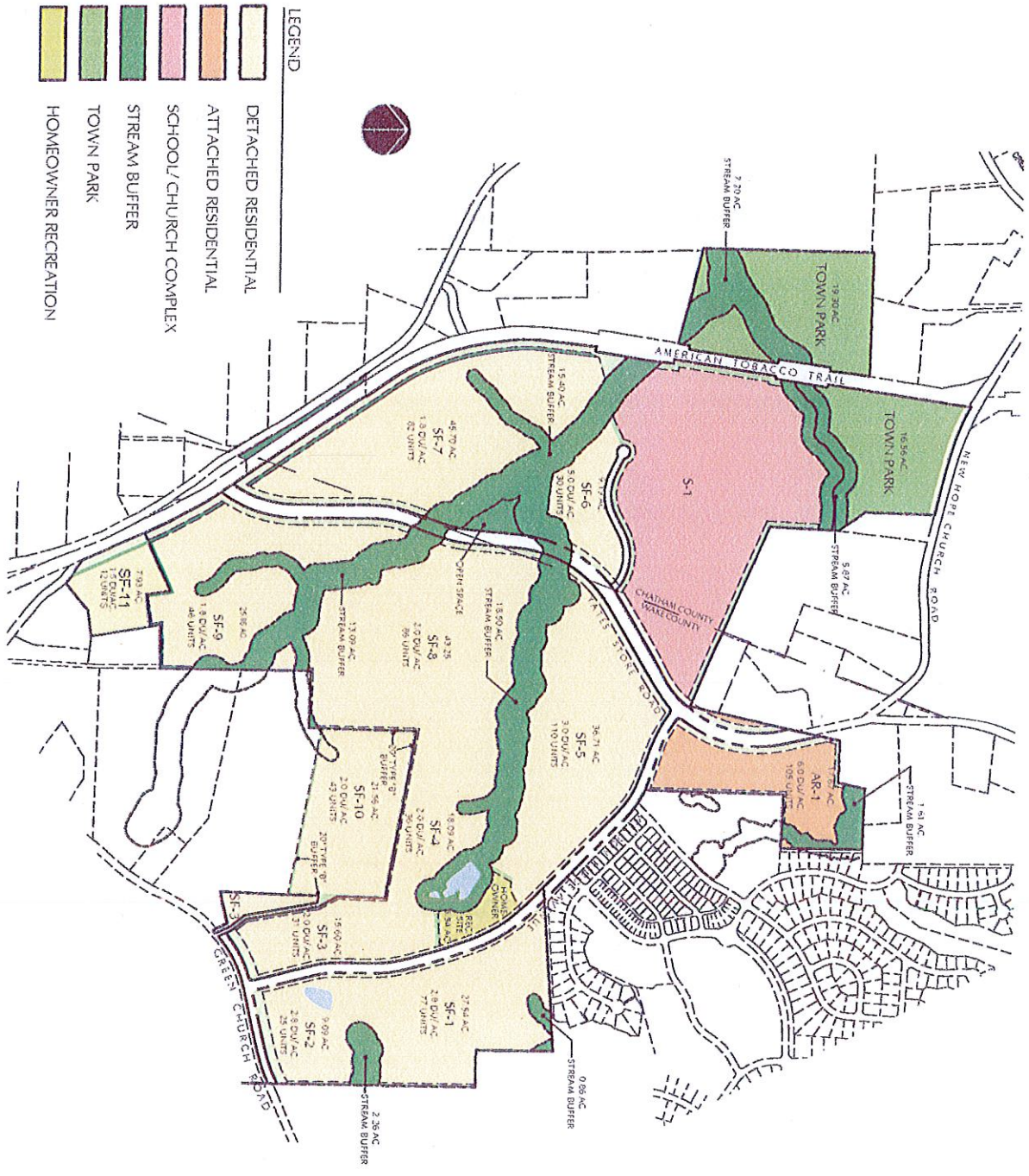
Weldon Ridge PDD SF-11

14-REZ-30

Approved by Cary Town Council: April 21, 2015

Authorized by Town of Cary Planning Staff: April 22, 2015





- LEGEND**
- DETACHED RESIDENTIAL
  - ATTACHED RESIDENTIAL
  - SCHOOL/ CHURCH COMPLEX
  - STREAM BUFFER
  - TOWN PARK
  - HOMEOWNER RECREATION

MASTER LAND USE PLAN  
**WELDON RIDGE**  
 CARY NORTH CAROLINA