

Chatham County Planning Board Agenda Notes

Date: <u>June 6, 2017</u>

Agenda item:		nent #:		
☐ Conditional Use	Permit	□ Rezoning Request		
○ Other: Joint Land Use Plan				
A request from Glenda Tor	ne on hehalf	of Higheroft Commons LLC		
for a amendment to the change the density all Office/Institutional to the callow for 3.4 dwelling units	Chatham-Ca ocation for classification per acre and	ry Joint Land Use Plan to an area designated as of MDR Medium Density to change a portion of the LDR		
d: See Recommendation				
mail.	packet distri	buted by email and regular		
	Conditional Use Other: Joi A request from Glenda Top for a amendment to the change the density all Office/Institutional to the callow for 3.4 dwelling units Low Density to Office/Institutional See Recommendation 1. Revised application mail.	☐ Conditional Use Permit ☐ Other: Joint Land Use ☐ A request from Glenda Toppe on behalf for a amendment to the Chatham-Cachange the density allocation for Office/Institutional to the classification allow for 3.4 dwelling units per acre and Low Density to Office/Institutional on a ☐ See Recommendation ☐ 1. Revised application packet distri		

Introduction & Background:

The Chatham-Cary Joint Land Use Plan (JLUP) was adopted by the Chatham County Board of Commissioners and Town of Cary Board in June, 2012 with an effective date of July 1, 2012. The Plan is an official policy document adopted by the Chatham County Board of Commissioners and Cary Town Council meant to guide future land use, public infrastructure improvements and development in the Plan Area. The County and Town also approved an interlocal agreement regarding the plan, which can be viewed on the following website - http://www.chathamnc.org/index.aspx?page=441 . Section 5d of the agreement outlines the process for citizen initiated plan amendments. The process requires that applications be submitted to both jurisdictions for consideration and that the County has to make a recommendation prior to the Town taking final action. Approval by both jurisdictions is required for an amendment to be incorporated into the plan. The public hearing request was submitted by Glenda Toppe on behalf of Highcroft Commons, LLC to amend the joint plan map. The amendment is to change the designation of a portion of an Office/Institutional designation to the MDR, Medium Density, to allow for 3-4 dwelling units per acre, and change a portion of the LDR, Low Density, to Office/Institutional on Parcel 19865.

Discussion & Analysis:		

The joint Chatham-Cary plan was developed over seven years starting with a resolution adopted by both jurisdictions in 2005. The joint plan map includes several land use designations reflecting uses in existence at the time of plan adoption in 2012, as well as future land use recommendations for the remaining areas. The joint plan map designation of Low Density Residential (LDR) provides up to 2 dwelling units per acre, single family or attached, and Medium Density Residential (MDR) provides up to 4 dwelling units per acre, single family detached or attached. The Office/Institutional designation on parcel 19865 represents a previously approved zoning change adopted by the Town of Cary for a "School/Church Complex", as depicted on the Weldon Ridge Master Land Use Plan.

The public hearing for this item was held on May 15, 2017 and Glenda Toppe presented the request on behalf of Highcroft Commons, LLC. Ms. Toppe explained that the Office/Institutional designation on the currently adopted land use plan represented an approval by the Town of Cary for a church, school, day care, and preschool. It was further explained that the adjoining area identified as SF-6 on the currently approved Weldon Ridge Master Plan allows a density of 5 dwelling units per acre on 9.19 acres. The approved overall density for Weldon Ridge is 2.46 dwelling units per acre (includes property within Wake County).

The proposed amendment would reduce and reconfigure the Office/Institutional designation as shown on the attached master plans. The residential area would increase from 9.19 to 34.74 acres and change the designation from Low Density Residential and Office/Institutional to Medium Density Residential. The breakdown provided in the revised application indicates that the residential density within this area would result in a decrease from 5 dwelling units per acre to 3.31, although there would be an increase in dwelling units resulting from the acreage increase. Additionally, the overall dwelling unit count for Weldon Ridge would increase from 683 dwelling units to 733.

It appears that when the joint plan was adopted that the S-6 residential area was incorrectly designated as Low Density Residential based on the approved Weldon Ridge Master Plan. That plan allows an overall density of 2.46 dwelling units per acre and 5 dwelling units per acre for the SF-6 area.

Recommendation:

Discuss the proposed amendment and provide a recommendation to the Board of Commissioners.