



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.