Twyla Road PDD

Rezoning justification Statement #2: Describe how the proposed rezoning is consistent with or supported by the visions and policies of the Cary Community Plan.

Growth Framework Map: The Growth Framework Map designates the property that is proposed for rezoning as a Commercial Center. The Cary Community Plan notes that commercial centers are designed to maximize convenience by accommodating proximate parking near stores and should be walkable and connect to adjacent developments. Commercial centers may also include residential uses such as townhomes and multifamily. Uses may be mixed horizontally or vertically and are typically served by surface parking lots.

Chapter 3: Work

Policy 2: Enhance the locational appeal to businesses and workers

The proposed PDD base zoning will provide employment opportunities in retail trade and support services for nearby residential areas. The retail and support services developed on this site will enhance the level of convenience for nearby residents and workers.

Policy 6: Attract and nurture small businesses

New development on this site will attract new small businesses that would provide retail and service support for the surrounding area.

Chapter 4: Shop

The proposed PDD zoning addresses some of the challenges and opportunities outlined in this chapter. The proposed rezoning is on an infill site bounded by Morrisville Parkway, I-540, and existing residential development on the other two perimeters.

Policy 2: Focus commercial uses within commercial mixed use, destination centers, downtown, and commercial centers.

The traditional commercial center as defined in the Cary Community Plan "serves the daily retail and service needs of nearby neighborhoods." The site of this proposed rezoning is located at the interchange of I-540 and Morrisville Parkway. The site is already identified as a commercial center on the Cary Community Plan, and the rezoning of the base zoning district from R40 to PDD will enable future development to both serve the nearby residential areas as well as provide appropriate transitions with them as may be required by Cary’s Land Development Ordinance (LDO).
Chapter 6: Shape

The proposed rezoning from R40 to PDD with the underlying land use designation of commercial center on the growth framework map is appropriate for this site. The location of the site at the interchange of Morrisville Parkway and I-540 meets the location criteria for commercial centers. The character of commercial centers can include in addition to retail, both residential and office as incidental uses. The proposed PDD designation as the underlying zoning district will ensure that whatever uses are developed on the site will meet the spirit and intent of the Cary Community Plan.

Policy 1: Distribute commercial centers, mixed use centers, and destination centers across town.

The stated policy is to distribute commercials uses at regular intervals and separated geographically by about a mile or so in most cases so as to avoid continuous strip development. The stated policy intent is to provide daily shopping and service needs within about ½ mile to 1 mile of most households. The growth framework map designation of this site as a commercial center supports this policy.

Policy 3: Encourage mixed use development.

The proposed PDD base zoning is intended to provide for a mix of commercial, support services and residential uses on the site in accordance with this Policy 3.

Policy 4: Support and Facilitate Redevelopment and Infill Development.

The proposed rezoning of this infill site at the intersection of I-540 and Morrisville Parkway has become an infill site as the growth from West of Highway 55 has extended almost to the boundaries of the property being proposed for rezoning. Combined with I-540 as the western boundary and Morrisville Parkway as the southern boundary, this property has evolved over time into an infill site. Commercial center infill development on this site will enable Cary to utilize and capitalize on existing investments in infrastructure and reduce the need for costly capital improvements.

Policy 6: Provide appropriate transitions between land uses.

The proposed PDD rezoning will provide for harmonious transitions from adjacent properties and sensitive treatment of the subject property because of the flexibility inherent in the PDD zoning and the review processes associated with it. Given the nexus of factors both surrounding and within the site, the PDD is a highly appropriate zoning classification for this property. This property is heavily impacted by topography and braided drainage which affects how the site can be laid out for development. The existing natural drainageways will require stream buffers. These stream buffers will have a positive impact on the transition between land uses both within the site and adjacent to the site. The stream buffers also have a significant impact on the shape and layout of the usable areas of land within the site, and the proposed PDD with
commercial and multi-family uses are appropriate and complementary uses given the constraints of the topography and drainage.

Policy 8: Preserve and Maintain Cary’s attractive appearance and quality of development.

The proposed rezoning for the property to PDD will enable the Town to ensure appropriate uses, design features, landscaping, and other attributes that will maintain Cary’s commitment for maintaining and enhancing the visual character of the community.