Part 3B: Applicant's Rezoning Justification Statement(s)

Rezoning Justification Statement #1 Required for all rezoning requests
Describe how the proposed rezoning meets the criteria listed below:

Section 3.4.1(E) of the Land Development Ordinance states that Council should consider the following criteria when reviewing all proposed rezonings:

(1) The proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;
   Applicant's Comments: The 2008 amendment of the SearStone PDD stated that the primary use of the PDD is a continuing care retirement community. Eleven (11) years later, SearStone Retirement Community is ready for Phase II expansion. This amendment impediments current best design and management practices which have evolved and changed since 2008.

(2) The proposed rezoning is consistent with the Comprehensive Plan and the purposes set forth in Section 1.3 of this Ordinance;
   Applicant's Comments: The Cary Community Plan (CCP) recognizes an increased number of seniors in Cary and the special preferences of this group. such as 2/3 of Cary senior residents will want to stay in Cary. CCP, "Foundations" pp. 6-7, "Live", pp. 16, 18. The proposed amendment is consistent with the CCP and Section 1.3 of the LDO.

(3) The Town and other service providers will be able to provide sufficient public safety, educational, recreational, transportation, and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;
   Applicant's Comments: The proposed amendment does not increase the number of proposed units. All Town and other services are currently available to serve SearStone and adopting this amendment will have no impact on Town or other service providers.

(4) The proposed rezoning is unlikely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;
   Applicant's Comments: The proposed rezoning will not have adverse impacts on the natural environment. It will enhance the natural environment by providing split stormwater retention areas a different elevations that improve stormwater management, increase vegetation and enhance wildlife habitat. Additionally, the total amount of imperious surface will be decreased.

(5) The proposed rezoning will not have significant adverse impacts on other property in the vicinity of the subject tract; and
   Applicant's Comments: The amendment integrates Phase II expansion of the SearStone Retirement Community into the existing SearStone Retirement Community, creating a single, wholly-integrated community and campus having the best design and management practices of continuing care retirement communities and will not have adverse impacts on other property.

(6) The proposed zoning classification is suitable for the subject property.
   Applicant's Comments: No change to the classification of the property is proposed.
### Rezoning Justification Statement #2: Required for all rezoning requests

Describe how the proposed rezoning is consistent with or supported by the visions and policies of the Cary Community Plan. **Attach additional sheet if necessary.**

**Growth Framework Map**

The proposed rezoning is located in a Commercial Mixed Use Center on the Growth Framework Map. The CCP indicates that Multi-family, large uses are appropriate in Commercial Mixed Use Center, CCP, pp 105, 110 (may include "retirement communities or other similar buildings"). The proposed rezoning is supported and consistent with the Growth Framework Plan.

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"A diversity of housing products is and will be needed...One particular objective of this policy is to encourage and adequate supply of housing suitable for our growing diversity of household types, including...seniors." CCP, p. 23. The proposed rezoning adds to the supply suitable for seniors and is consistent with the CCP.

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See Attachment A, page 5a.

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"In addition, within these locations (Commercial Mixed Use) the highest-density housing should be sited closest to...place the greatest number of residents within the shortest walking distances of key destinations." CCP, p. 24. By creating a wholly-integrated, walkable campus with connected buildings and uses, the proposed rezoning is supported and consistent with the CCP.

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See Attachment A, page 5a.

(See Attached Statement of Additional Rezoning Justifications for this Rezoning Application, pages 5b-5d.)
Attachment A

2. Live Chapter, Policy 2

"Another object is to encourage an adequate supply of housing for Cary's growing senior population, which might include...multifamily housing, life care communities and other options." CCP, p. 23. The CCP recognizes the trend that Cary residents over the age of 55 increased from 12% to 18% from 2000 to 2010, CCP, p.6 and retirees desire a living environment that is walkable, connected, affordable and vibrant. CCP, p. 7.

The proposed rezoning increases the supply of housing for Cary's growing senior population and incorporates the best design and management practices of retirement communities, enhancing the walkability, connectedness and vibrancy of SearStone Retirement Community by, among other things, creating an integrated campus experience. The proposed rezoning is supported and consistent with the CCP.

2 Live Chapter, Policy 5

"The intent of this policy is to support and encourage the development of residential infill...using designs that complement and/or transition to adjacent neighborhoods and residences. CCP, p. 24. "Development of sites located within or adjacent to existing residential neighborhoods should be 'context-sensitive' and be comparable with or transition to neighboring properties." Id. "Providing Transitions" between uses is supported by the CCP. CCP, p 28.

The proposed rezoning integrates the SearStone Retirement Community into a single campus. It is context sensitive and provides a good transition between the Community and neighboring properties. For example, the rezoning proposes eliminating the "cut" through of Searstone Drive is the adjacent Preston Forest will not experience traffic headlights directed toward the neighborhood and traffic noise will be alternated. The proposed rezoning is supported and consistent with the CCP.
5. Chapter 5: ENGAGE, PRCR Plan Goal 3

An objective of Plan Goal 3 is to “implement innovative and diverse programming for seniors.” CCP, p. 69.

The proposed rezoning renovates and repurposes a general multipurpose area in the Winston Clubhouse for retirement community residents to engage in games, drama, reading, meditation and spiritual development. The new building includes a diversity of indoor and outdoor experiences for SearStone Retirement Community residents and reduces their demand on the Town’s parks, recreation and cultural resources.

The proposed rezoning is supported and consistent with the CCP.

6. Chapter 5: ENGAGE, PRCR Plan Goal 4

The objective of Plan Goal 4 is “review of existing programs to determine most effective use of program resources.” CCP, p. 69.

The proposed rezoning is based upon information gathered from SearStone residents as to the program resources they desire at the SearStone Retirement Community and is supported and consistent with the CCP.

7. Chapter 6: SHAPE, Policy 2

“The intent of this policy is to place a primary emphasis on siting higher-density housing...within a select number of targeted locations. By focusing such uses into a limited number of targeted locations..., the town will be more likely to achieve a reasonable number of highly-functional, walkable, mixed use destinations of which to be proud.” CCP, p. 87.

The proposed rezoning completes development of the existing SearStone Retirement Community in an existing Commercial Mixed Use Center and incorporates best design and management practices of retirement communities, ensuring that the SearStone Retirement Community will be a highly-functional, walkable and vibrant community in the existing Commercial Mixed Use Center.
8. Chapter 6: SHAPE, Policy 6

"The intent of this policy is to provide for harmonious transitions between different types and intensities of land uses, to help mitigate any negative impacts that a development might have on an adjacent site." CCP, 89.

Neither the existing SearStone Retirement Community nor the proposed rezoning has negative impacts on adjacent sites, but the proposed rezoning provides a single integrated campus for SearStone Retirement residents and reflects the design principles of Cary’s Site Design Standards Manual – create human scale, create sense of place, connect uses, provide transitions, reduce parking impacts, plan for residents and provide open space. CCP, p. 84. The proposed rezoning increases sustainability and vibrancy, and lessens traffic headlights and noise impacts to Preston Forest.

9. Chapter 7: MOVE, Policy 3

The policy intent is to “recognize the connection between transportation and land use” and “recognize that different intensities and types of land use require transportation elements and configurations of transportation infrastructure.” CCP, p. 218.

The CCP recognizes the impacts on transportation by Cary’s “Aging Population.” CCP, p. 214. "The fastest growing segment of Cary’s population is nearing retirement age...The aging population has several impacts on transportation.” Id. Older individuals “drive less than other age groups and tend to make fewer trips at peak travel times”. “Many...chose not to drive – or are no longer able to drive – and must rely on walking, transit or friends and family for trips.” Id.

Like the CCP, the proposed rezoning recognizes the impacts on transportation needs arising from the habits of the residents of the SearStone Retirement Community. The goal of consolidating and integrating the Community on a single campus is achieved by the proposed rezoning. The under building parking makes using a car convenient and residents do not need to move long distances or be exposed to weather. The proposed rezoning connects the Winston Clubhouse building with the new proposed residential building – a desired design and amenity of retirement communities.

The proposed rezoning supports and is consistent with the Cary Community Plan.
10. Chapter 7: MOVE, Policy 3

The policy intent is to “recognize the connection between transportation and land use” and “recognize that different intensities and types of land use require transportation elements and configurations of transportation infrastructure.” CCP, p. 218.

The CCP recognizes the “healthy communities movement.” CCP, p. 215. “Healthy communities considers land use issues like proximity of desired destinations...to homes...A well-planned healthy community encourages people to incorporate activity into their daily life by making biking and walking a safe, easy and comfortable choice.” Id.

The proposed rezoning incorporates best design and management practices into the existing SearStone Retirement Community as well as the expansion and improvement of the Community. Specifically, the rezoning provides the majority of SearStone residents with the option of walking entirely indoors from their homes to dining and recreation and adds more dining and recreational options for residents.

The proposed rezoning supports and is consistent with the CCP.

11. Chapter 8: SERVE, Policy 5

“A complementary intent of this policy is to incorporate natural features into the built environment for aesthetic, economic, quality of life and sustainability purposes.” CCP, p. 251.

The proposed rezoning’s design of two retention areas, of which will be a wet pond at different elevations on either side of an internal street and the rezoning provides a variety of outside experiences, such as patio and courtyard experiences. The proposed rezoning supports and is consistent with the CCP.
Section 3.4.3(E) of the Land Development Ordinance states that Council should consider the following criteria when reviewing proposed rezonings to a Planned Development District. *These criteria are in addition to those stated in Section 3.4.1(E).*

(1) The PDD designation is necessary to address a unique situation or represents a substantial benefit to the Town, compared to what could have been accomplished through strict application of otherwise applicable zoning district standards; and

*Applicant's Comments:* The Town Council determined that the SearStone PDD addressed a unique situation or represented a substantial benefit to the Town. The proposed rezoning updates the portion of the SearStone PDD designated and established as the SearStone Retirement Community to current best designs and practices of retirement community planning and development, consistent with the original Town Council decision and the CCP.

(2) The request complies with the PDD standards of Section 4.2.3

*Applicant's Comments:* The Town Council determined that the SearStone PDD complied with Section 4.2.3. The proposed rezoning enhances the SearStone Retirement Community to more robustly comply the PDD standards of Section 4.2.3 by (1) better on-site transportation and parking for residents (below building parking), (2) updated uses, buildings and building configurations, and (3) better integration of stormwater facilities as amenities of the community.