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 proposed rezoning complies with the policies identified in the Cary Community Plan.

(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 requested rezoning complies with the applicable policies and goals found within the Cary Community Plan for Suburban Neighborhood. The specific policies are identified within the rezoning application.

(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 subject property is currently located within the corporate limits of Cary. Development on the property will not adversely affect the ability of service providers to maintain sufficient levels of service to existing development. There is existing development adjacent to the proposed rezoning where the Town is currently providing services.

(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 development will comply with the standards found in the Land Development Ordinance (LDO). The LDO regulates stormwater, environmentally sensitive areas, buffers and streetscapes to name a few in order to minimize any adverse impacts on the natural environment.

(5) The proposed rezoning will not have significant adverse impacts on other property in the vicinity of the subject tract; and
   Applicant's Comments: Development on the subject property is not expected to have a significant impact on other property in the vicinity of the subject tract. LDO requirements will further ensure there will not be significant impact on surrounding properties in the area.

(6) The proposed zoning classification is suitable for the subject property.
   Applicant's Comments: The subject property is of suitable shape and size to accommodate development consistent with the proposed rezoning.
REZONING JUSTIFICATION STATEMENT #2

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 approximately 1.76 acre tract is located within the Green Level Special Planning Area West of Flat Branch. The Growth Framework Map designates this 1.76 +/- acre property as a Suburban Neighborhood. The predominant use type detached residential. The Cary Community Plan does point out that properties west of Flat Branch may occasionally include mixes of other housing types, such as small-lot single family, patio homes, or townhomes, may also occur. Small or specialty multifamily (e.g., senior housing, care facilities, affordable housing) are also acceptable.

In January of 2018, the Cary Town Council approved the White Oak Church Road PDD. The uses approved were day care, townhouses and senior housing. Council agreed that proposal met the policies of development west of Flat Branch.

In 2008, the Town approved the zoning for the Resource Building. At that time the uses were limited religious assembly. Currently the White Oak Foundation provides limited occupies the building. The Foundation currently offers limited services such as dental and medical to the members of the church. This is part of their outreach program. The White Oak Foundation is requesting that in addition to the religious assembly use, medical and/or professional office uses be added. The condition also limits how much of the building can be used for these uses. By zoning condition, no more than 4,086 square feet can be used for medical and/or professional office uses. This will enable This condition will allow the Foundation of offer services in a more professional manner. The proposed rezoning complies with the Cary Community Plan, the Future Growth Framework Map and Green Level Special Planning Area Plan.

CHAPTER 6, SHAPE POLICIES

Policy 6: Provide Appropriate Transitions Between Land Uses
Support the provision of appropriate transitions between sites having markedly different types or intensities of land uses.

The additional use is adjacent to compatible uses, a day care and a Wake County elementary school. The proposed use is also in close proximity to White Oak Baptist Church, townhouses and senior housing.