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;
   The property will be proposed for annexation into the town and zoned for detach dwellings. The rezoning meets the changing conditions as 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;
   The proposed rezoning is consistent with the Cary Community Plan and proposed lot sizes are identical to the subdivisions both north and south of this site. The Future Growth framework map identifies the subject property as a suburban neighborhood development category. The use proposed are within this development category.

(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;
   Town services are already in use in the surrounding neighborhoods and the addition of these 3 lots will not adversely effect the towns ability to continue 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;
   The proposed detach dwelling development will comply with the standards found in the LDO.

(5) The proposed rezoning will not have significant adverse impacts on other property in the vicinity of the subject tract; and
   Lot sizes will be identical to adjacent neighborhoods and the development will comply with the buffers and streescapes found in the LDO. Their will be no adverse impact on other property in the vicinity of the subject property.

(6) The proposed zoning classification is suitable for the subject property.
   The uses planned are permitted in the Suburban Neighborhood Development category and the subject property is of suitable shape and size to accommodate development that is consistent with the proposed rezoning.
### 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.

<table>
<thead>
<tr>
<th>Growth Framework Map</th>
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<td>The property is designated as a Suburban Neighborhood Development Category on the Future Growth Framework Map. Suburban neighborhoods are identified as being located at the outermost western and southern edges of Cary's planning area. In the past few years, recent residential development has grown in a Westward path to areas and new subdivisions surrounding the proposed site.</td>
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#### 2nd Chapter, Policy 3

The intent of this policy is to make available an increased mix of housing options in the developing parts of the town. The proposed rezoning provides for more housing options in this part of Cary.

#### 3rd Chapter, Policy 1

The location of the property is near major transportation corridors such as I-540, NC HWY 55 and other local thoroughfares supports this policy. The location will be convenient for and support workers who may work in Durham, Chapel Hill, Cary and Raleigh. This will provide housing options for a diverse section of residents in the area.

#### 6 Chapter, Policy Shape

The property proposed for rezoning is designated Suburban Neighborhood and will provide additional single family homes with sensitivity to existing natural features as well as existing development of adjacent properties.

#### Chapter, Policy 8

Preserve and maintain Cary's attractive appearance and quality of Development; Given the quality of development that is mandated by the Town of Cary regulations such as buffers, setbacks, and other standards, the town of Cary has established a baseline of development quality that must be recognized and accounted for in planning. The finished product will be very marketable in this area of town.