

**North Harrison Hotels Rezoning  
Applicant's Justification Statements  
Updated December 2017**

**Rezoning Justification Statement Part 1**

**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 designation on the Future Growth Framework Map is Commercial Mixed Use Center. The proposed rezoning meets the needs of a growing Commercial Mixed Use Center. With the amount of commercial/retail development in the area along with the site's close proximity to Weston Office Park, the I-40/N Harrison Avenue intersection and RDU International Airport, there is a need for additional hotel rooms in this part of Cary.*

- (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 proposed rezoning is consistent with the Cary Community Plan. The property is located in a Commercial Mixed Use Center. The proposed use is permitted in a Commercial Mixed Use Center.*

- (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 parcel is adjacent to the Town Limits of Cary where services are currently being provided. Once the property is annexed, the Town can provide services to the parcel while maintaining sufficient levels of service to adjacent properties. The proposed use will not place a burden on the Wake County Public School System.*

- (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 an adverse impact on the natural environment. Any development on the site will be required to meet the Town's stormwater management regulations and all other regulations that deal with 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:** The proposed rezoning will not have a significant adverse impact on adjacent properties. The buffers being provided and the intensity being proposed will ensure that the proposed development will not have a negative impact on the surrounding development.*

**(6) The proposed zoning classification is suitable for the subject property.**

***Applicant's Comments:** The proposed rezoning classification is suitable for the subject property. The property is located in a Commercial Mixed Use Center. Hotels are a use designated for Commercial Mixed Use Centers.*

## **Rezoning Justification Statement Part 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 as a Commercial Mixed Use Center. The proposed rezoning to MXD, which also requires a Preliminary Development Plan (PDP), is in conformance and compliance with both the Growth Framework Map and numerous policies in multiple chapters of the Cary Community Plan as identified below:

### **CHAPTER 3: WORK**

**Policy 2: Enhance Locational Appeal to Businesses and Workers:** “Maintain or enhance Cary’s locational appeal to businesses and workers. This includes providing a quality of life and built environment that appeals to, and attracts, both businesses/employers and the workforce of tomorrow.”

The proposed rezoning and PDP complies with this policy because it will provide businesses and workers with a lodging alternative that does not currently exist on the north side of Cary near I-40 and the Weston Office Park. The proposed re-zoning and PDP will increase the locational appeal to businesses by providing them with more choices for lodging for their visitors as well as for in-training or visiting employees in what has become a burgeoning employment growth center. The rezoning and PDP will also enhance the locational appeal to workers and families living or working in this area

of Cary by offering a well located lodging alternative for their visitors that does not currently exist.

**Policy 8: Support the Locational Needs of New and Expanding Firms:** “Support new and expanding firms that have different locational needs. Provide a variety of places, including modern business park development with prime office and industrial spaces, mixed use employment centers, and Downtown Cary.”

The proposed rezoning and PDP directly supports this policy. It is located almost adjacent to a major business park, Weston, and will add to the variety of lodging alternatives that should be available to support the needs of new and expanding businesses, not only in Weston, but elsewhere in North Cary.

#### **CHAPTER 4. SHOP**

**Policy 2: Focus Commercial Uses within Commercial Mixed Use, Destination Centers, Downtown, and Commercial Centers.**

The intent of this policy is to direct new commercial development to appropriate locations identified on the Future Growth Framework map: Commercial Centers, Commercial Mixed Use Centers, Downtown, and Destination Centers. This also includes secondary commercial uses in Employment Mixed Use Campuses.

The subject property is located within the Commercial Mixed Use Center designation. The site of this proposed rezoning is located adjacent to a major thoroughfare N. Harrison Avenue. The use proposed meets the intent of this policy.

**Policy 3: Support the Development of a Limited Number of Destination Centers and Commercial Mixed Use Centers.**

“This policy supports the development of a limited number of Destination Centers and Commercial Mixed Use Centers that will have Cary’s highest densities and intensities of mixed use development, will be transit supportive, and will have the greatest potential to be high-functioning, premier centers.”

The use proposed is appropriate for this location. The use is adjacent to a walkable retail center. The use will support a very active and growing Commercial Mixed Use Center.

#### **Chapter 6: SHAPE**

In this chapter, the Cary Community Plan recognizes that the amount of developable land in Cary’s jurisdiction has decreased significantly over the last 20 years and can be in short supply. The plan also recognizes the beneficial aspects of infill development on vacant sites already served by public infrastructure and utilities.

**Policy 1: Distribute Commercial Centers, Commercial Mixed Use Centers and Destination Centers Across Town:**

The site is an undeveloped parcel in essentially an infill situation and is designated as part of a Commercial Mixed Use Center on North Harrison Ave. near the interchange with I-40. The proposed rezoning and the design and regulatory control provided by the PDP make the site a natural “fit” for the proposed rezoning.

**Policy 2: Focus the Most Intense Types of Development in Strategic Locations:**

The Cary Community Plan emphasizes and stresses the need within this policy for siting higher density residential and mid-rise non-residential uses in a targeted manner. It goes on to state that implicit within this policy is that the Cary Community Plan embraces a hierarchy of intensities among the targeted locations. Commercial Mixed Use Centers are the second most intense locations for development only to be exceeded by Destination Centers.

**Policy 4: Support and Facilitate Redevelopment and Infill Development**

This policy specifically states that Cary will support and facilitate redevelopment and infill development, particularly within Commercial Mixed Use Centers as well as other locations identified in the hierarchy in Policy 2. The policy also recognizes that it is in the Town’s best interests to utilize and capitalize on existing public infrastructure and reduce the need for costly capital improvements.

This location is served by existing public infrastructure. There aren’t many vacant parcels at this location in Cary. The proposed use provides an excellent transitional use between the existing commercial center and the existing residential development.

**Policy 6: Provide Appropriate Transitions Between Land Uses**

The proposed rezoning will provide a transition from retail uses to the north and the residential uses to the west and south. Buffers and streetscapes are being provided as per the LDO. The proposed MXD zoning will enable a more controlled and tasteful development as per the PDP. The size and scale of the proposed development complies with what is envisioned for a Commercial Mixed Use Center.