

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 rezoning of this property meets the current challenge posed by the trend of progressive development of the Holly Springs road corridor. Haphazard private development has resulted in greater visual disparity in this area. The proposed rezoning, and subsequent subdividing of this lot, would aid in providing more aesthetical consistency on Holly Springs Road.
- (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: Throughout out the pre-application process, the owner has researched and implemented any applicable suggestions in order to be consistent with the Town's Comprehensive Plan and Section 1.3. That will remain a goal throughout the rezoning process.
- (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: There is a possibility of annexation in the future, but the current property is not hindered no does it hinder the provision of public 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 current structure and property is unlikely to have significant adverse impacts on the natural environment as the purpose of this rezoning is to subdivide the lot, preserve the current house, and allow for the building of a home on the neighboring lot while maintaining and incorporating the aesthetics of the area.
- (5) The proposed rezoning will not have significant adverse impacts on other property in the vicinity of the subject tract; and
Applicant's Comments: This proposed rezoning is being undertaken in order to provide housing options in a desirable area so any concerns or suggestions from the council and public well certainly be welcomed. Minimizing impacts, be it small or significant, will be a primary consideration throughout this process.
- (6) The proposed zoning classification is suitable for the subject property.
Applicant's Comments: In conversations with Town of Cary staff, and having referred to precedent set by previous nearby rezoned properties, R20cu has been deemed the most suitable classification for 6800 Holly Springs Road.

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

6 Chapter, Policy 8

The location of 6800 Holly Springs Road inherently puts it in the public view. This will certainly be taken into consideration throughout the rezoning process via public and council input and implementation of needed conditions. All development and improvement to this property will be done with the view of the public in mind.

Chapter, Policy

8 Chapter, Policy 8

The Town of Cary's desire to integrate resiliency and adaptation in to planning practices certainly is consistent with the proposed rezoning of 6800 Holly Springs Road.

6 Chapter, Policy 5

The proposed rezoning, and possible subdivision, of this parcel is consistent with the vision of the Town of Cary to revitalize redevelopment corridors, such as the growing area around Holly Springs Road. The improvement of the existing structure and building of an appropriate house on the other lot would both improve the visual appeal of the corridor and prevent the decline of an existing home.