

STAFF REPORT

Town Council, May 12, 2016

Gordon Street and SW Maynard Road Rezoning 15-REZ-26 (PL16-051b)

Consider action on proposed rezoning request

From: Jeff Ulma, Planning Director
Prepared by: Mary Beerman, Senior Planner
Approved by: Mike Bajorek, Interim Town Manager
Approved by: Russ Overton, Assistant Town Manager

Speaker: Mary Beerman

Executive Summary: To amend the Town of Cary Official Zoning Map by: (1) Removing 2.79 acres of the 3.27-acre parcel located at 128 SW Maynard Road from the Mayfair Plaza Mixed Use Overlay District and rezoning from General Commercial (GC) to Industrial Conditional Use (I-CU); and; (2) Rezoning the balance of the 3.27-acre parcel, and the entire 0.34-acre parcel located at 202 Gordon Street, from Residential 12 (R-12) to Industrial Conditional Use (I-CU); Proposed zoning conditions include limiting land use to mini-storage or office, with a maximum floor area of 100,000 square feet for mini-storage or a maximum of 18,000 square feet for office use, and a maximum building height of three stories or 35 feet, whichever is more restrictive. All individual mini-storage units shall be accessed via a common entrance into the primary building, with no exterior roll-up doors. There is a Comprehensive Plan Amendment (15-CPA-10) associated with this request.

This rezoning has an associated Consistency and Reasonableness Statement.

Planning and Zoning Board Recommendation: Approval by a vote of 6-1

Proposed Council Action: Council may take action.

NOTE: The purpose of the rezoning is to determine whether or not the land uses and densities allowed in the proposed zoning district are appropriate for the site. Technical design standards of the Land Development Ordinance are addressed during review of the site or subdivision plan.

SUBJECT PARCELS

Property Owner(s)	County Parcel Number(s) (10-digit)	Real Estate ID(s)	Deeded Acreage
Pensco Trust – FBO Douglas W. Ledson 6505 New Market Way Raleigh, NC 27615-6828	0763368020	0068780	±3.27
	0763367104	0089253	±0.34
Total Area			±3.61

BACKGROUND INFORMATION

Applicant	Jonathan Dorman, Fourstore, LLC 3630 Clemmons Rd. # 1761 Clemmons, NC 27102-9998
Applicant’s Contact	Doug Ledson 6505 New Market Way Raleigh, NC 27615-6828
Acreage	±3.61
General Location	128 SW Maynard Road and 202 Gordon Street

Schedule	Town Council Public Hearing	Planning & Zoning Board Public Hearing	Town Council
	January 27, 2016	March 21, 2016	May 12, 2016
Land Use Plan Designation	The majority of the site is designated Commercial (COM), within a Community Activity Center (CAC). A small portion of the site is designated Low Density Residential (LDR), outside of the CAC. <i>[The Planning and Zoning Board recommended denial of an associated Comprehensive Plan Amendment (15-CPA-10) to remove the property from the CAC and change the Plan Designation to Office/Industrial (OFC/IND) by a vote of 7-0.]</i>		
Existing Zoning District	General Commercial (GC) and Residential 12 (R-12), with a portion located within a Mixed Use Overlay District (MUOD)		
Existing Zoning Conditions	None		
Proposed Zoning District	Industrial Conditional Use (I-CU), and removal from the Mixed Use Overlay District		
Proposed Zoning Conditions <i>(Revisions to proposed zoning conditions made since the Town Council public hearing are shown in cross-out/underline form)</i>	<ol style="list-style-type: none"> 1. Land use shall be limited to mini-storage and <u>or</u> office. 2. Mini-storage use shall not exceed 100,000 square feet. 3. Office use shall not exceed 18,000 square feet. 4. Building height shall not exceed 3 stories or 38 <u>35</u> feet, <u>whichever is more restrictive.</u> 5. All individual mini-storage rental units shall be accessed via a common entrance into the primary building, with no exterior roll-up doors. 6. <u>Mini-storage buildings containing three stories shall be aesthetically treated to give the appearance of a 2-story building with a mansard roof.</u> 7. <u>Mini-storage buildings shall have no windows on the north wall and no vehicular use area on the north side except as may be required for emergency access. This condition shall not apply to the leasing office if contained in a separate building.</u> 		
Town Limits	Yes		
Staff Contact	Mary Beerman, Senior Planner (919) 469-4342 mary.beerman@townofcary.org		

Vicinity Map

Gordon Street and SW Maynard Road
Rezoning
15-REZ-26

