

STAFF REPORT

Town Council, May 12, 2016

Maynard Crossing Court Mini-storage Rezoning 15-REZ-30 (PL16-060b)

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 removing approximately 6.65 acres located on the north and west side of Maynard Crossing Court from the Maynard Crossing Mixed Use Overlay District and rezoning from General Commercial Conditional Use (GC-CU) to Industrial Conditional Use (I-CU), with proposed zoning conditions that include limiting land use to up to 120,000 square feet of mini-storage storage use and outdoor storage, and other conditions related to fencing, building height and architectural design.

This rezoning/LDO Amendment has an associated Consistency and Reasonableness Statement.

Planning and Zoning Board Recommendation: The Planning and Zoning Board recommended approval by a vote of 9-0.

Proposed Council Action: Council may take action.

There is Comprehensive Plan Amendment (15-CPA-11) associated with this request.

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
J. Michael Edwards Ralph C. Gertsch Ralph K. Ingram Carl Spears	0754517770	0206748	6.65

BACKGROUND INFORMATION

Applicant	Property Owners (see above)		
Agent	Jason Barron Morningstar Law Group 630 Davis Drive, Suite 200 Morrisville, NC 27560		
Acreage	6.65 ±		
General Location	North and west side of Maynard Crossing Court		
Schedule	Public Hearing February 25, 2016	Planning & Zoning Board April 18, 2016	Town Council May 12, 2016

Existing Land Use Plan Designation	Commercial (COM), within the Maynard Crossing Neighborhood Activity Center (NAC). <i>An associated Comprehensive Plan Amendment (15-CPA-11) has been requested to remove the property from the NAC and change the Plan Designation to Office/Industrial (OFC/IND). Consideration of 15-CPA-11 is an earlier agenda item at this same meeting.</i>
Proposed Land Use Plan Designation	Office/Industrial (OFC/IND), with removal from the Neighborhood Activity Center
Existing Zoning Districts	General Commercial Conditional Use (GC-CU) within the Mixed Use Overlay District (MUOD)
Existing Zoning Conditions	See Conditional Use Zoning Permit Z-438-87-1 (attached)
Proposed Zoning Districts	Industrial Conditional Use (I-CU), and removal from the Mixed Use Overlay District
Proposed Zoning Conditions <i>Proposed zoning conditions added since Town Council public hearing are underlined.</i>	<ol style="list-style-type: none"> 1 Land uses shall be limited to mini-storage and outdoor storage. 2. Building height shall not exceed 35 feet. 3. The developer shall construct and install a black aluminum or chain link fence to enclose the site. The precise location of the fence shall be determined at site plan, but it shall at a minimum enclose the parking and storage areas on the subject property. <u>4. The maximum square footage of uses permitted on the property shall be 120,000 square feet.</u> <u>5. The roll-up doors of any buildings located on the property shall not directly face the residential subdivisions to the north (Weatherstone) and west (Highland Oaks) of the subject property.</u> <u>6. All building facades shall comply with the architectural standards of the Community Appearance Manual, regardless of orientation. In addition, facades that would not otherwise be subject to the Transparency requirements (which applies to two sides under most circumstances), will provide a minimum of 10% Transparency on all floors above the first.</u>
Town Limits	Yes
Staff Contact	Mary Beerman, Senior Planner (919) 469-4342 mary.beerman@townofcary.org

Vicinity Map

Maynard Crossing Court
Rezoning: 15-REZ-30
Comprehensive Plan Amendment: 15-CPA-11

