

STAFF REPORT

Town Council, July 7, 2016

Bee Safe Self-Storage 15-SU-005 & 15-SP-034 (PL16-117)

Conduct public hearing and consider action on proposed special use and site plan requests

From: Jeff Ulma, Planning Director

Prepared by: Kevin Hales, Senior Planner

Approved by: Mike Bajorek, Interim Town Manager

Approved by: Russ Overton, Assistant Town Manager

Speaker: Kevin A. Hales

Executive Summary: The applicant is requesting consideration of a special use and sketch site plan to develop a 63,402-square-foot mini-storage use. The proposal includes a modification to the Town's requirements regarding the removal of a champion tree.

Proposed Council Action: Council may take action.**SUBJECT PARCELS**

Property Owner	Wake County Parcel Identification Number (PIN) (10-digit)	Real Estate ID Number	Deeded Acreage
Triangle Limited 2226 Miss Kelly Drive Raleigh, NC 27612-5817	0764046901	0011574	6.75
Total Area			6.75

BACKGROUND INFORMATION

Applicant's Representative	Bradley Bowling Priest, Craven and Associates 3803-B Computer Drive Suite 104 Raleigh, NC 27609 (919) 781-0300 bbowling@priestcraven.com
General Location	9021 Chapel Hill Road; west side of Chapel Hill Road approximately 700 feet southeast of intersection of N.W. Maynard Road and Chapel Hill Road
Land Use Plan Designation	Office and Institutional (OFC/INS)
Zoning Districts	Office, Research and Development (ORD) Mixed Use Overlay District – Northwoods West Neighborhood Center
Within Town Limits	No; Associated annexation petition – 15-A-26
Staff Contact	Kevin A. Hales, Senior Planner Town of Cary Planning Department P.O. Box 8005 Cary, NC 27512-8005 (919) 462-3944 kevin.hales@townofcary.org

PROJECT DESCRIPTION

The applicant, Priest, Craven and Associates, is requesting consideration of applications for both a special use and a sketch site plan for development of a single, 63,402-square-foot mini-storage building. The mini-storage building is proposed on an approximately 7-acre parcel on the southwestern side of Chapel Hill Road, between Grace Bible Fellowship and Landmark Free Will Baptist Church. The property is located within the Town's Extraterritorial Jurisdiction (ETJ); however, it is not within the Town's corporate limits and the property must be annexed before development can proceed. There is an associated annexation petition (15-A-26).

The property is currently zoned Office, Research and Development (ORD) and is located within the Mixed Use Overlay District. As the Mixed Use Overlay District does not permit mini-storage uses, the applicant is choosing to develop the property using the underlying base zoning. Mini-storage may be permitted as a special use in the ORD district.

The property is impacted by two stream buffers at the western end. The elevations on the site fall approximately 40 feet from Chapel Hill Road toward the streams to the west. These environmental constraints cause the proposed mini-storage building to be located on the eastern end of the site, approximately 105 feet from Chapel Hill Road. A 30-foot streetscape and a single-loaded bay of parking will be located between the building and the roadway. Retaining walls will be required on three sides of the site to make the site work given existing topography.

The proposed mini-storage building will be three stories, with brick and stone making up the majority of the building façades. A modern, glass tower element is designed as the main entrance to the building. Roll-up, garage-style doors are only provided on the rear façades of the building, facing the stream buffers.

Vehicular access to the site is provided solely by a single driveway onto Chapel Hill Road. This access will be restricted to a right-in/right-out movement through the use of both a "pork chop" island in the driveway and a four-foot-wide monolithic concrete median in Chapel Hill Road. Parking is located in front of the building, with an access drive along the southern side of the building and loading spaces to the rear (west). Pedestrian access to the site is provided via sidewalk along the entrance drive, tying into the existing sidewalk along Chapel Hill Road.

Stormwater management is accomplished through the installation of a stormwater control measure located in the southwestern corner of the site. The sketch site plan indicates an extended detention wetland as the proposed control measure, though detailed plans for the device are not included in this sketch site plan.

The property is located within the Mixed Use Overlay District; therefore, the typical perimeter buffers are not applicable to the project. However, the applicant has provided buffers that are consistent with the requirements of the Land Development Ordinance (LDO). A 10-foot-wide Type A buffer is provided along the southern property line to supplement the 30-foot buffer already provided on the Landmark Free Will Baptist Church property. Supplemental vegetation to meet a Type A buffer standard along the western property line is proposed, though the stream buffer covers the length of that property line. A 30-foot Type A buffer is proposed along the northern property line to supplement the 10 feet of buffer provided on the Grace Bible Fellowship property. A 30-foot non-residential streetscape is provided as required along the property's Chapel Hill Road frontage.

The applicant's proposed development also requires approval from Town Council to remove a 32-inch tulip poplar (*Liriodendron tulipifera*) champion tree located within the footprint of the proposed mini-storage building.

Vicinity Map

Bee Safe Self Storage
15-SP-034 & 15-SU-005

