

STAFF REPORT

Town Council, April 19, 2016

Public Storage West Cary (15-SU-010 & 15-SP-047) (PL16-090)

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

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

Speaker: Doug Loveland

Executive Summary: The applicant is requesting consideration of a special use and site plan to construct a mini-storage facility consisting of six individual buildings with a total gross floor area of 136,337 square feet, the largest building being two stories in height. The site proposes two vehicular access points and a single pedestrian connection to N.C. 55.

Proposed Council Action: <Clerk's Office will Add, Please do not delete>**SUBJECT PARCEL**

Property Owner	Wake County Parcel Identification Number (PIN) (10-digit)	Real Estate ID Number	Acreage
D Cooke Properties LLC 150 Towerview Court Cary, NC 27513-3595	0735727389 Portion	0435985 Portion	0.76 of 3.24 acre-property
D Cooke Properties LLC 150 Towerview Court Cary, NC 27513-3595	0735718844	0435986	3.24
Total Area			4.0

BACKGROUND INFORMATION

Applicant's Representative	Lacy H. Reaves Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P. 150 Fayetteville Street, Suite 2300 Raleigh, NC 27601 (919) 821-6704 lreaves@smithlaw.com
General Location	East side of N.C. 55, north of the N.C. 55 and Morrisville Parkway intersection.
Land Use Plan Designation	Office and Industrial (OFC/IND)
Zoning Districts	Office, Research and Development District, Conditional Use (ORD-CU) Jordan Lake Watershed Overlay District
Within Town Limits	No
Staff Contact	Douglas Loveland, AICP, Senior Planner Town of Cary Planning Department P.O. Box 8005 Cary, NC 27512-8005 (919) 469-4045 douglas.loveland@townofcary.org

PROJECT DESCRIPTION

Kimley-Horn & Associates, Inc., on behalf of D Cooke Properties, LLC, is requesting consideration of a special use and site plan to construct a mini-storage facility with a total gross floor area of 136,337 square feet. The site is located within an Office, Research and Development Conditional Use (ORD-CU) zoning district. Therefore, pursuant to LDO section 5.1.2, consideration of a special use by Town Council is required for the establishment of this proposed use.

The zoning conditions for this site pertain to a building height limit (being a two story height limit) and an increased planting requirement for the landscape buffer adjacent to the railroad along the eastern property line.

The applicant is proposing to construct six buildings on the site, and would use concrete masonry units (CMU) as the principle façade material. The primary colors proposed for each building are beige and tan, with orange used for accent elements and the storage bay doors. The development proposal includes two vehicular access points to N.C. 55, which is a median-divided road. This site is therefore limited to right-in, right-out access, and entry to the site would be via the northern access point, with the southern access point operating as right-out (exit) only. The northern access point will also be a shared driveway that will provide access to future development to the north. A single sidewalk would provide access from the northern end of the main building, which would contain the customer service office space, out to N.C. 55. As the site is located within a water-supply watershed, treatment of the storm water runoff is required. The applicant is therefore proposing to construct a storm water BMP, which would be located in the northeast corner of the site.

The entire property is currently 11 acres in size. The northern portion of the property is zoned General Commercial Conditional Use (GC-CU), while the southern two-thirds of the property is zoned ORD-CU. Although the applicant has not yet submitted a subdivision plat, the proposed plan depicts their intent to subdivide the property, creating a four-acre lot at the southern end of the existing property that would house the proposed development (except for a portion of the shared driveway). This proposed subdivision of the property is the desire of the applicant, and is not required by the LDO. The 4-acre lot intended for development does not have any existing improvements. A few structures do exist at the northern end of the property (in the GC-CU zoning district). The site is relatively flat, and is largely clear of any mature trees. There are no champion tree candidates located on the property.

The applicant is not requesting any Minor Modifications that require Town Council action. The Planning Department has approved the following two modification requests for the site: (1) a modification to the requirement to provide dedicated loading spaces for the site; and (2) a modification to allow a visible hardscape transition (a retaining wall) within the BMP on a site located outside of a Mixed Use center.

Vicinity Map

Public Storage West Cary
15-SP-047
15-SU-010

