

Jones Dairy Road Storage

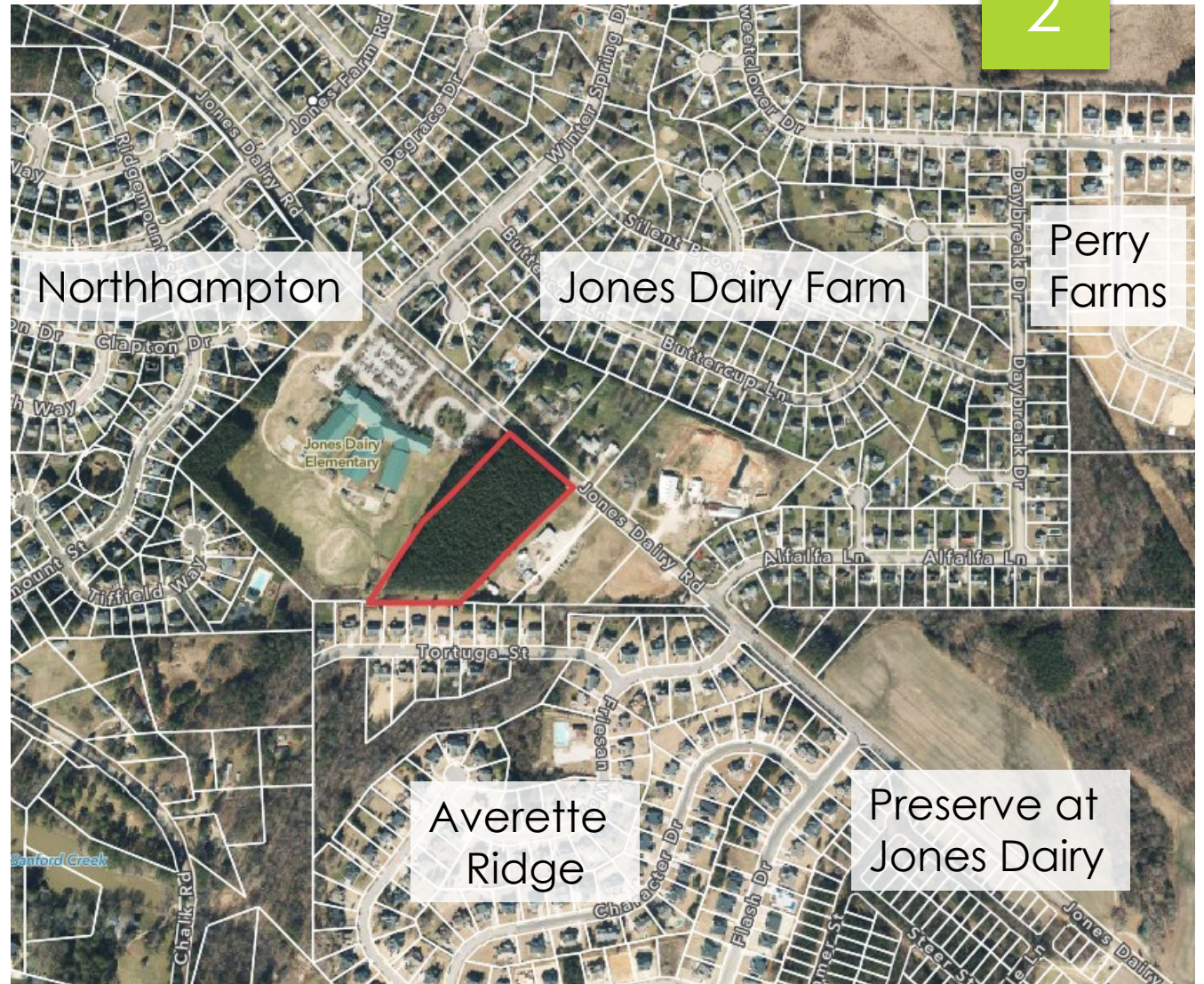
ANX 22-08, MA 22-09, TA 22-02, & APP

Rolesville Board of Commissioners

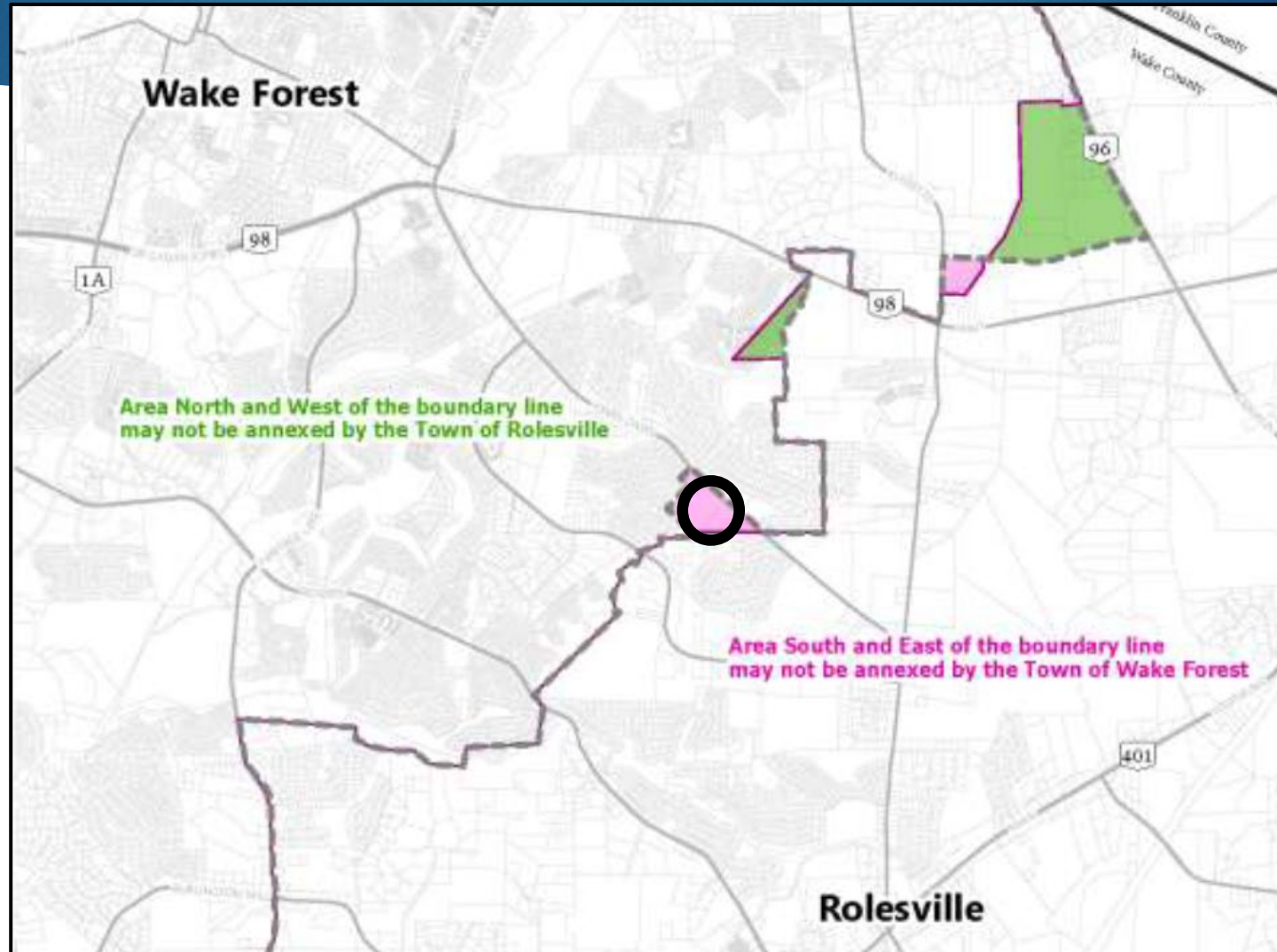
February 7, 2023

Site and Surrounding Area

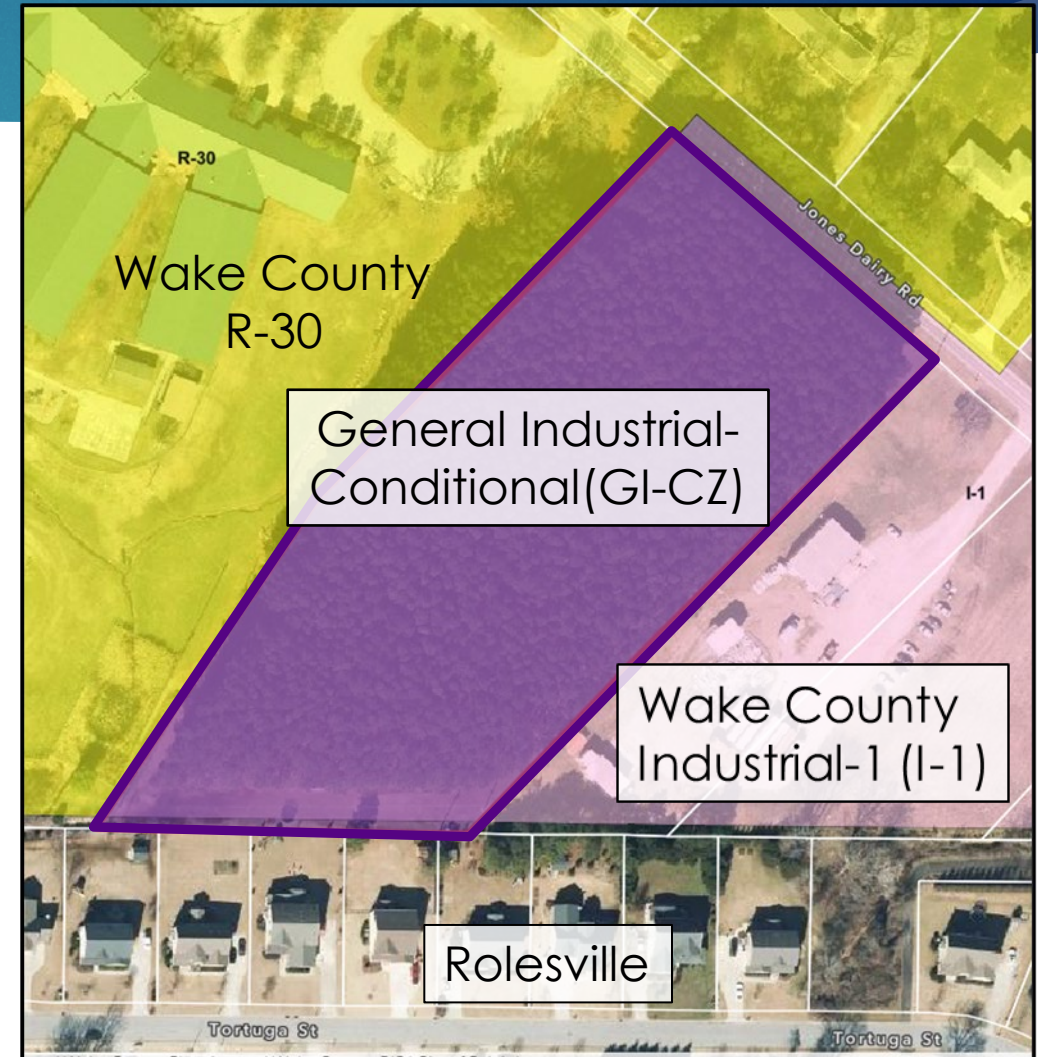
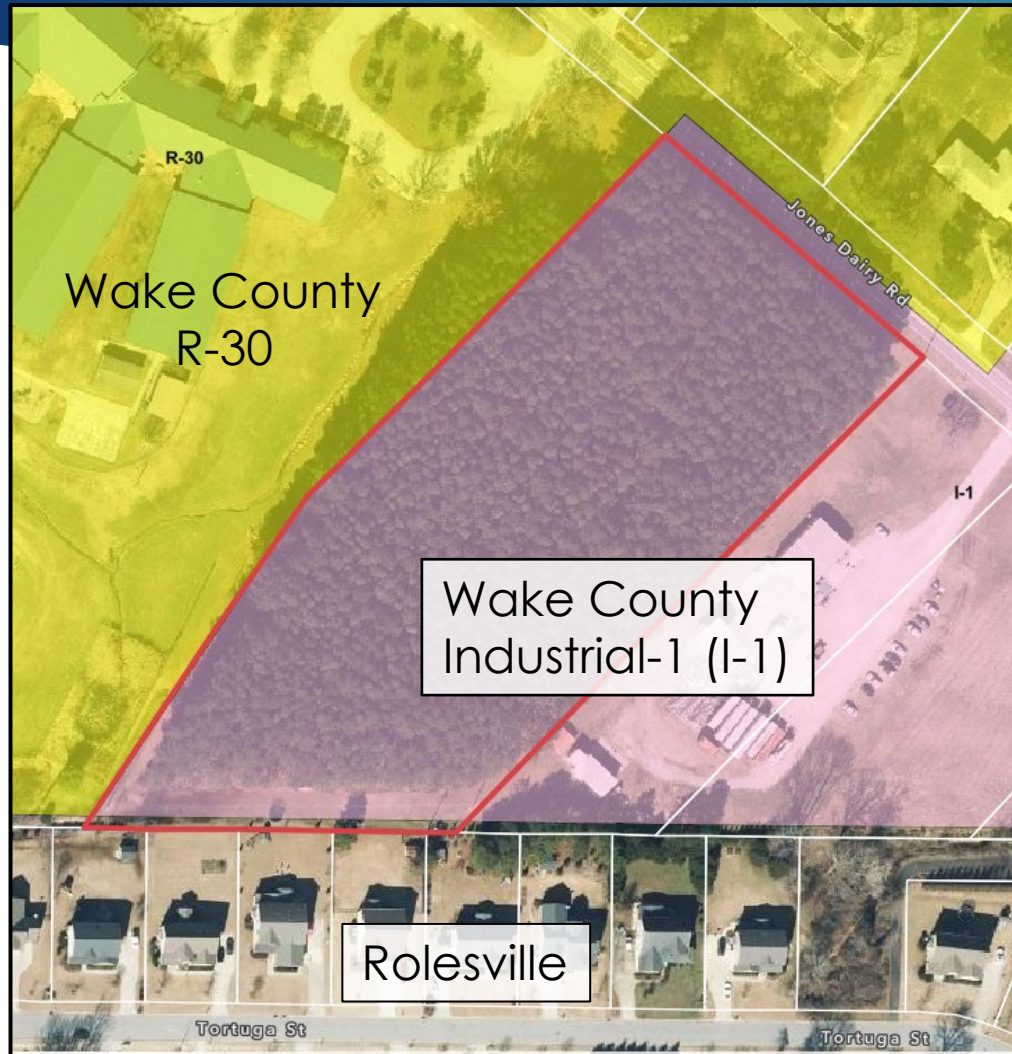
- ▶ 0 Jones Dairy Rd;
- ▶ PIN: 850608722
- ▶ 5.5 acres



ANX 22-08 - Annexation



MA 22-09 - Existing and Proposed Zoning



Case Timeline



Responding to Feedback

Comment	Updates and Commitments
Desire for certainty of layout and use of development	Filed a conditional use zoning case, incorporated concept plan as a condition
Request to preserve trees adjacent to neighborhood	Committed to not disturb trees within 55 feet of rear property-line
Concern about light pollution	Committed to full cutoff light fixtures for all exterior lighting
Request to remove parking from rear of site	Removed parking from rear of site in concept plan and placed at front, far away from neighbors
Concern about gap in buildings at southeast corner of site	Made a commitment that, if trees in front of the gap could not be preserved, fast-growing dense evergreen trees would be planted in that area
Request to include pollinator plants in SCM, per Monarch Pledge	Evaluated request and included condition to minimum of 75% of plants in SCM to be pollinator plants

Zoning Conditions – Condition 1

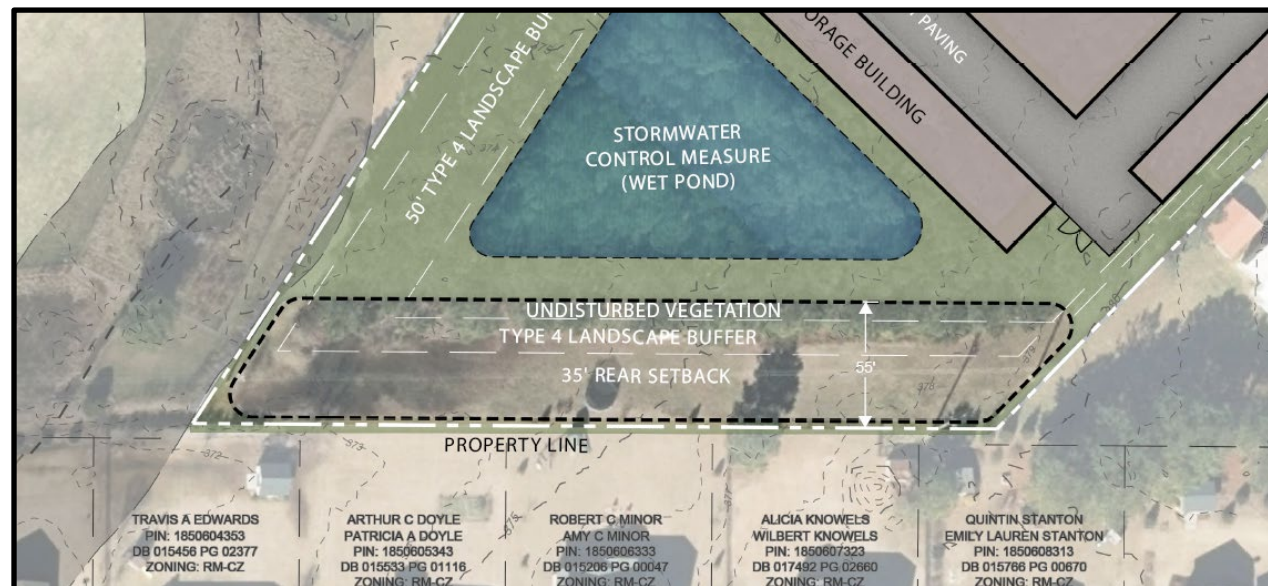
Development of the property shall be in substantial conformance with the accompanying Exhibit D Concept Plan. Locations shown for committed elements including, but not limited to buildings, parking, and stormwater control measures shown on Exhibit D, are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.

Exhibit D - Concept Plan



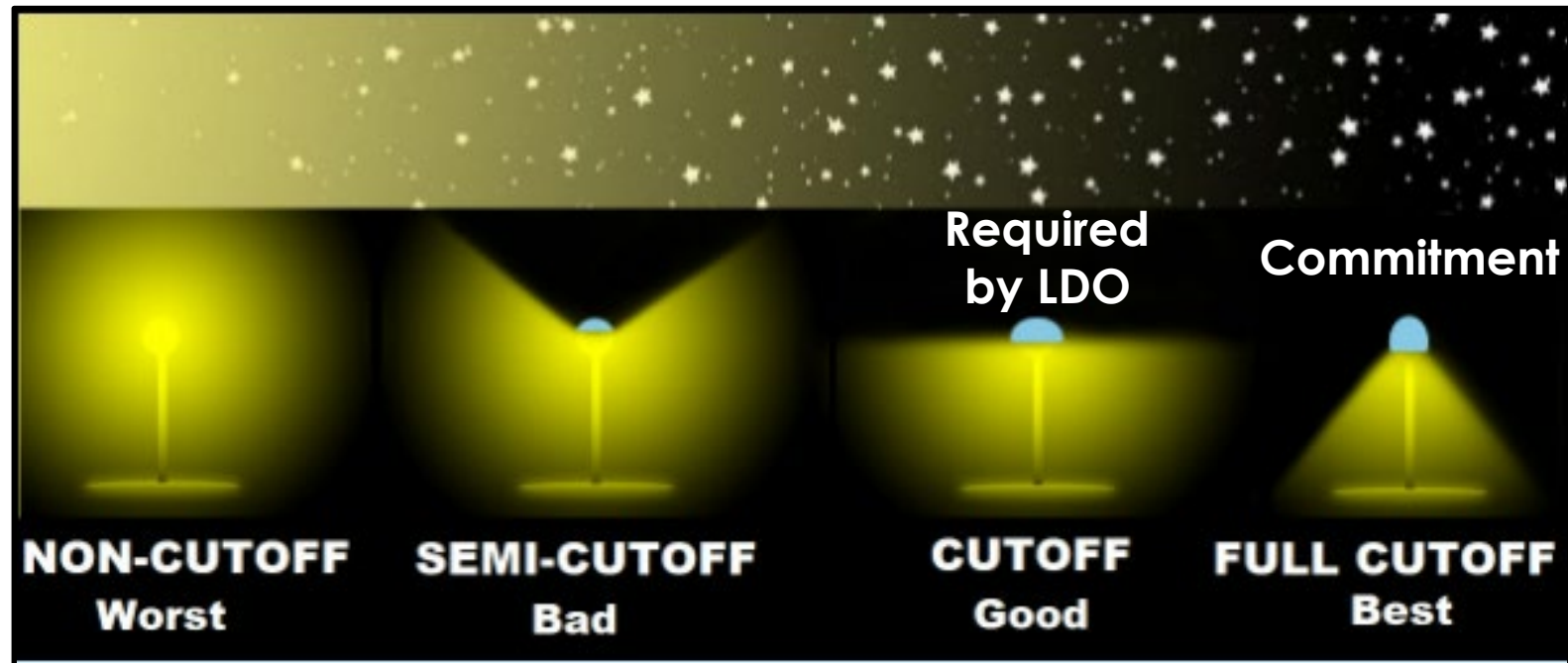
Zoning Conditions – Condition 2

Subject to approval by the Town of Rolesville, the vegetation in the area that extends at least 55 (55') feet from the property line abutting PINs 1850604353, 1850605343, 1850606333, 1850607323, and 1850608313 existing at the time of Site Development Plan application submission shall not be disturbed and shall be included in the buffer otherwise required by the LDO (the “Undisturbed Vegetation Area”). This shall exclude minor encroachments for site design features, such as drainage areas or pipes and utility easements.



Zoning Conditions – Condition 3

All exterior light fixtures shall be full cutoff fixtures, exceeding the minimum standard of “cutoff fixtures” as required by LDO § 6.6.G.2.



Zoning Conditions – Condition 4

If the existing vegetation is removed in the buffer area otherwise required by the LDO on the property line abutting PIN 1850700632 and extending 60 (60') feet from the Undisturbed Vegetation Area, the following additional vegetation shall be provided in the required buffer: fast-growing dense evergreen trees 15-ft on center. The evergreen trees shall have a minimum mature height of 30-ft and a spread of 12-ft. Install height shall be 4-ft minimum.



Zoning Conditions – Condition 5

At least seventy-five percent (75%) of any required plants in the Stormwater Control Measure pond, excluding grasses, shall be pollinator plants such as native milkweeds and other nectar-rich flowers.



LDO Text Amendment

TA 22-02 text changes

Removal of “self-storage facility” from Warehousing use category, keep “self-service storage” as an Industrial, Light use, LDO 5.1.6.D

5.1.6.D.5.b: Self-service storage shall be contained within a fully enclosed building and contained in a single building, access internally, except in the General Industrial district.

5.1.6.I.4. Warehousing, Examples. Includes warehouses, and mini-warehouses, ~~self-storage facilities.~~

Alternative Parking Plan (APP) – LDO § 6.4.3.K

1. A parking study is submitted that is prepared by a registered Professional Engineer or Certified Land Use Planner in the State of North Carolina;
2. The study must include the size, type, and proposed use(s) of the development; anticipated peak parking; anticipated normal parking amounts; and a narrative and data as to why the parking requirements of the LDO do not accurately reflect the needs of the proposed development;
3. The APP may include provisions for off-site parking if the number of off-street parking spaces required cannot reasonably be provided on the same lot where the principal use is located;
4. The APP does not detract from continuity, connectivity, and convenient proximity for pedestrians between or among existing or future uses in the vicinity;
5. The APP minimizes the visual and aesthetic impact along the public street by placing parking areas to the rear or along the side of buildings, to the maximum extent feasible;
6. The APP minimizes the visual and aesthetic impact on the surrounding neighborhood;
7. The APP creates no physical impact on any facilities serving alternative modes of transportation;
8. The APP creates no detrimental impact on natural areas or features; and
9. The APP maintains accessible parking ratios.

