

MA 22-09 / ANX 22-08

+ Alternative Parking Plan Jones Dairy Storage

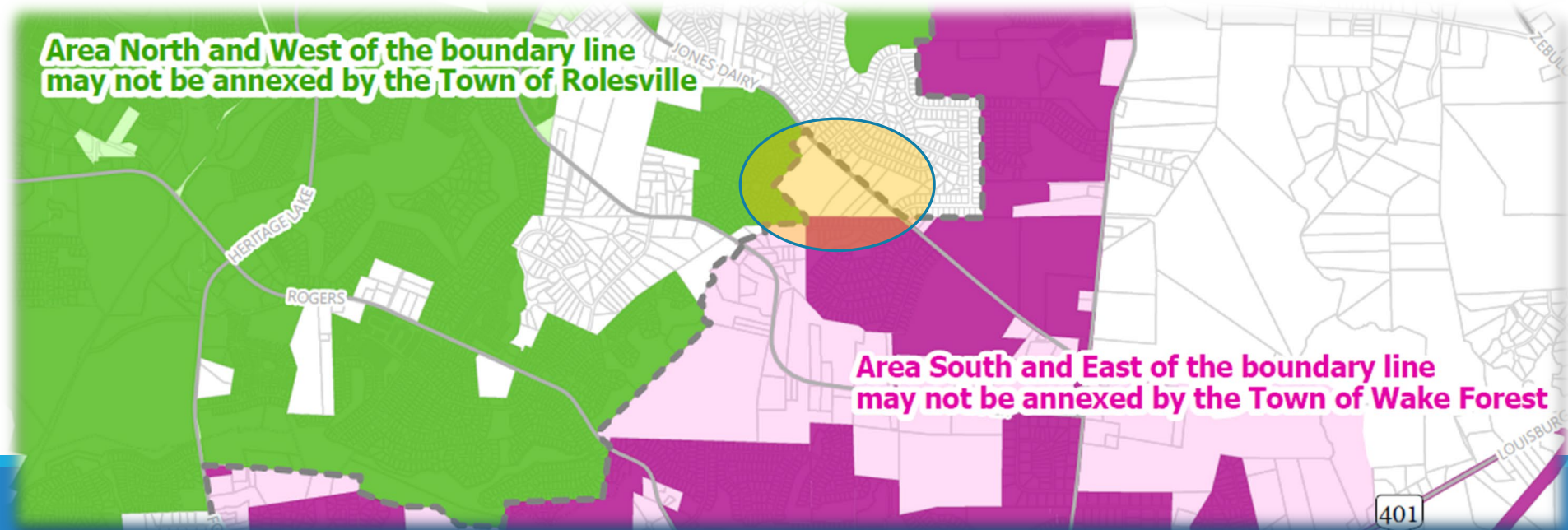


Application Information

- Owner – Suzanne Ward
- Applicant – Rivercrest Realty Investors
- 5.5 acres
- Voluntary Annexation into Town Limits
- Request to change zoning from Wake Co. I - 1 to LDO General Industrial - Conditional (GC-CZ)
- Conditions and Concept Plan of a Self-Storage business project
- Alternative Parking Plan (unique for project)

Area North and West of the boundary line may not be annexed by the Town of Rolesville

Area South and East of the boundary line may not be annexed by the Town of Wake Forest



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Vicinity Map



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Current LDO about “Self-Storage”:

- No specific or separate Zoning Use description or definition for “Self-Service Storage” / “Self-Storage facilities”.
- The “Industrial, Light” Zoning use ‘*Characteristics*’ clause states:
“ *Any business or establishment which deals in light industrial uses including light manufacturing (such as clothing, assembly, printing, repair), research & development, and self-service storage* “.
- The “Warehousing” Zoning Use ‘*Examples*’ clause states:
“*Examples. Includes warehouses, mini-warehouses, self-storage facilities.*“
- This duplication of references complicates LDO administration.
- Three (3) Town-initiated Text Amendments Adopted to date for LDO.
- Applicant-Initiated Text Amendment to support proposed Development.

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What is “Self-Storage”:



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Current LDO Section 5 Use Tables:

ZONING DISTRICT →	CH (Highway Commercial)	GI (General Industrial)	BT (Business & Technology)
Industrial, Light		P - Permitted	P - Permitted
Warehousing	S – Special Use Permit Required	P - Permitted	P - Permitted

**“Industrial, Light” Zoning Use – LDO 5.1.6.D.5.b. –
“Use Standard” – states:**

“Self-service storage shall be contained within a fully enclosed building and contained in a single building, access internally.”

The project proposed in Concept Plan cannot be built under this Use Standard.

**** The “Warehousing” Zoning Use has no Use Standards.**

Both “*Industrial, Light*” and “*Warehousing*” in the GI District have the same major Site development requirements (all vetted during Site Development Plan review) such as:

- **Open Space – none is required.**
- **Perimeter Bufferyards – Type 4 buffer against all but BT (3) & GI (n/a).**
- **Streetyard Buffer – 30’ along Thoroughfare; 15’ along Collectors; 10’ locals.**
- **Vegetation Preservation – Tree Survey and preservation.**
- **Parking Lot landscaping.**
- **Screening**

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Proposed Text Amendment language:

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 (LDO Sec. 6.4.3.K.):

- LDO standard: 0.5 space per 1,000 SF building area
- Proposal: 1 space per 100 self-storage rental units
- Actual number of Units / Spaces TBD during Site Development Plan
- Applicant shall provide justification for Request

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Staff Analysis:

Existing Zoning Map

Existing
Zoning is
Wake
County's
Industrial 1
(I-1)



Staff Analysis:

Future Land Use Map

There is no category as the property was not in Rolesville jurisdiction in 2017.

Medium Density Residential is the category for all surrounding properties.



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Staff Analysis:

Transportation and Traffic

- ITE Trip Generation (**REVISED 1/27/23**) - 1,000 units would create:
 - 185 daily trips.
 - AM Peak hour trips - 16
 - PM Peak house trips - 16
- Per LDO Section 8.C.4., the Land Development Administrator (LDA) waived requirement for a Traffic Impact Analysis (TIA) until time of Site Plan
- Jones Dairy Road improvements vetted at Site Plan review.

Typical Section

4-Lane Divided (Raised Median - Narrow) with Curb & Gutter and Sidepath



Total ROW: 110 feet

Staff Analysis:

General Industrial District (LDO 3.2.5)

- Permits wide range of commercial oriented non-residential uses.
 - 28 uses Permitted By-Right
 - 12 uses Permitted by Special Use Permit
- Max. building height of 35' or 60' with Fire sprinkler
- Building setbacks of 30' / 15' / 35' (Front/Side/Rear)
- Parking, Bufferyard, Landscaping, Screening

Staff Analysis:

Neighborhood Meetings

(LDO Appendix A / Section 2.3.D)

- **1st Meeting – September 9, 2022.**
 - 6 attendees
 - 18 notification letters sent
- **2nd Meeting – December 7, 2022.**
 - 3 attendees
 - 26 notification letters sent

Proposed Conditions of Approval

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.
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.
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.
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.
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.

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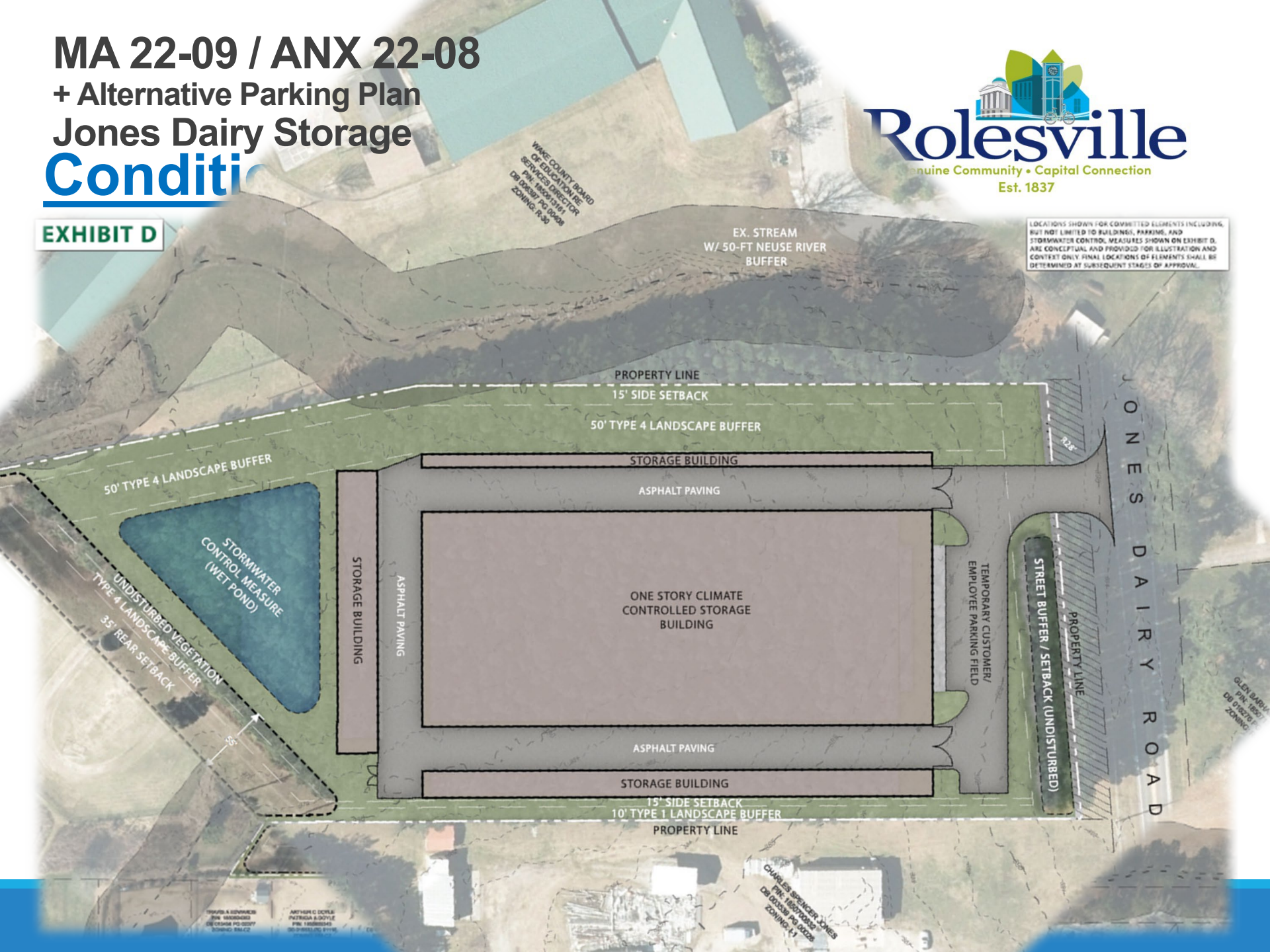
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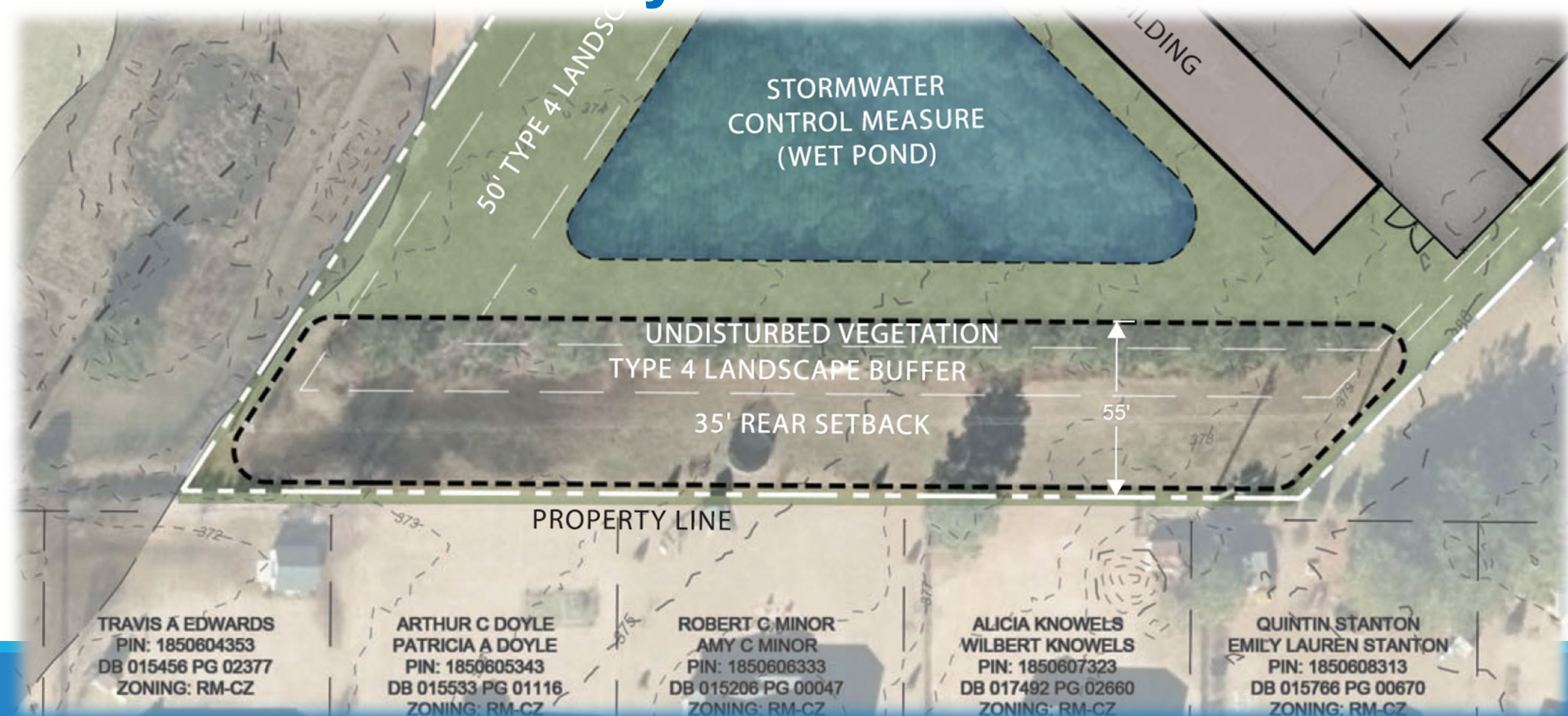
Condition



EXHIBIT D



Condition 2: Undisturbed Vegetation Area on south boundary.



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Condition 3: All Lighting fixtures to be “FULL” cutoff fixtures, beyond minimum of being just ‘cutoff’.



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Condition 4:

If native trees removed in Buffer area, augment with Evergreen trees (minimums) :

- 4' tall at planting
- 15' on center
- 30'+ mature height
- 12' mature spread



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Condition 5:

75% pollinator
plants in
stormwater
pond



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Staff Summary:

- Property not included on 2017 Comprehensive Plan Future Land Use Map, but today is subject to Comprehensive Plan and other Adopted Policy Plans
- Predominant land pattern in the area is medium density residential and supportive use (school)
- GI is similar/same as Wake County current zoning
- Self-storage use is a low intensity, modern service-oriented land use
- APP (parking) is reasonable and self-limiting if more needed
- Annexation is necessary for central utilities
- **Recommend Approval if Town Board approves TA 22-02**

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Town Board motions

- Approval of MA 22-09 & ANX 22-08
 - Consistency Statement
 - Statement of Reasonableness
- Approval of Alternative Parking Plan
- Denial of MA 22-09, ANX 22-08, and/or Alternative Parking Plan
- Other