

ORDINANCE FOR CONSIDERATION

17-REZ-32 CAMPBELL ROAD STORAGE

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF CARY TO CHANGE THE ZONING OF 2.12 ACRES OWNED BY CAMPBELL INVESTMENT OF NC, LLC, BY REZONING FROM WAKE COUNTY RESIDENTIAL 40 WATERSHED (R-40W) TO INDUSTRIAL-CONDITIONAL USE (I-CU) AND WATERSHED PROTECTION OVERLAY DISTRICT (SWIFT CREEK SUB-DISTRICT).

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CARY:

Section 1: The Official Zoning Map is hereby amended by rezoning the area described as follows:

PARCEL & OWNER INFORMATION

Property Owner	County Parcel Number (10-digit)	Real Estate ID	Deeded Acreage
Campbell Investment of NC, LLC 2804 Campbell Rd Raleigh, NC 27606	0772-86-3165	0023876	2.12
Total Area			2.12

Section 2:

That this Property is rezoned from Wake County R-40W to I-CU and Watershed Protection Overlay District (Swift Creek sub-district) subject to all the individualized development conditions set forth herein, if any, and to all the requirements of the Cary Land Development Ordinance (LDO) and other applicable laws, standards, policies and guidelines, all of which shall constitute the zoning regulations for the approved district and are binding on the Property.

Section 3:

The conditions proposed by the applicant to address conformance of the development and use of the Property to ordinances and officially adopted plans, to address impacts reasonably expected to be generated by the rezoning, and to promote the public health, safety and general welfare, and accepted and approved by the Town are:

1. Mini-storage shall be the only principal use allowed on the property.
2. All units will be accessed from the interior of the building.

3. All perimeter lighting shall be directed towards the interior of the site. All exterior mounted lighting fixtures on the building shall face downward.
4. The 75% masonry requirement in the Community Appearance Manual (CAM) will be met using brick and cast stone.
5. Prior to Issuance of a building permit, an application shall be submitted for a Master Sign Plan for the site that includes at a minimum the following:
 - a) No Wall Sign shall be larger than 75% of the maximum size otherwise allowable under LDO Section 9.2;
 - b) No Ground Sign shall be internally illuminated;
 - c) An explicit statement noting that additional requirements that are more restrictive than the standards found in Chapter 9 of the LDO (as amended) may be included, but that requirements of a) and b) above are zoning conditions that may not be modified except through action by the Town Council.
6. Any garage style roll up door, including interior to the building, which are visible from the public right-of-way shall be black in color.
7. The minimum streetscape requirements required by the LDO along the frontages of both Campbell Road and Tryon Road, shall be supplemented by at least eight (8) additional understory trees which will meet a height of at least eighteen feet at maturity.

Section 4: This ordinance shall be effective on the date of adoption.

Adopted and effective: July 26, 2018

Harold Weinbrecht, Jr.
Mayor

Date