

PIN: 0733659170

2117 NC Hwy 55

5.47-acre parcel located within Cary's Urban Services Boundary, but not included in a designated Cary Activity Center.

Request: Land Use Plan amendment to place the 5.47-acre parcel into a Wake County-designated Community Activity Center so that a self-storage facility can be developed.

Additional Request: Land Use Plan amendment initiated by Wake County to add additional property to the Wake County-designated community activity center at Hwy 55/Old Jenks Road.

Town of Cary Planning Department Comments

Cary is in the process of completing an update to its comprehensive plan. The new 2040 Cary Community Plan is in draft form and is scheduled for adoption in late January/early February 2017. Because of this, these comments will reference both Cary's 2004 Southwest Area Plan and the draft 2040 Cary Community Plan.

Future land use guidance for this parcel from the 2004 Southwest Area Plan:

On the 2004 Southwest Area Plan map, the subject parcel is designated as appropriate for Low Density Residential (LDR) uses. According to the Plan, LDR refers to existing regions of single-family detached residential dwellings with density ranges from 1 to 3 dwelling units per acre and lot sizes typically ranging from approximately 10,000 square feet to 1 acre. Institutional uses that are compatible and complementary to the surrounding neighborhood and the development of single-family residential dwellings may be considered such as churches, schools, libraries, and daycare facilities.

The subject parcel backs up to property designated for Very Low-Density Residential (VLDR) uses. According to the Plan, VLDR refers to existing regions of single-family detached residential dwellings having lot sizes of at least 2-3 acres. Institutional uses such as churches, schools, libraries, and daycare facilities that are compatible and complementary to the surrounding neighborhood may be considered.

Future land use guidance for this parcel from the draft 2040 Cary Community Plan:

On the draft Cary Community Plan Future Growth Framework Map, this parcel falls within the "Classic Neighborhoods" category.

Classic Neighborhoods

Character & Primary Use: Single-family detached subdivisions with moderate amounts of other housing types, such as small lot single family, patio homes, townhomes, and multifamily housing, and less of a range of lot sizes than Heritage and New Classic Neighborhoods. Generally typified by large, master-planned communities, most of which contained some degree of housing mix.

Other Use Types: Neighborhood-scale non-residential uses might include a corner gas station, a convenience store, a neighborhood bank, or a neighborhood veterinary office – but with a lower frequency than might be found in the other residential categories. Non-residential uses located at the edges of residential areas on sites of only a few acres or less. May also include institutional uses (daycares, places of worship, schools)

In addition to the above guidance, these policies from the draft Cary Community Plan, Chapter 6: SHAPE apply:

SHAPE Policy 6: Provide appropriate transitions between land uses. Support the provision of appropriate transitions between sites having markedly different types or intensities of land uses.

Discussion: Determining the appropriate design approach for managing transitions between developments will depend on the objectives for the transitional space: separate developments or connect them. The type of transition that may be appropriate between two sites can also depend on the physical geography of the sites, such as differences in elevations and views from one site to another.

SHAPE Policy 7: Provide opportunities for a limited set of non-residential uses outside of commercial centers. Discussion: The intent of this policy is to acknowledge the need for some businesses to be located outside of the three commercial categories (shopping centers, commercial mixed use centers, and destination centers). For example, some commercial uses such as dog kennels, auto body shops, furniture warehouses, landscaping businesses, etc. are not appropriate for these types of commercial centers. Instead, these establishments should be located along major road corridors and should be compatible with and buffered from residential neighborhoods and other lower intensity uses.

Comments

The subject 5.47-acre parcel is bounded by a major thoroughfare on its east side, very low density residential on its south and west sides, and a vacant parcel on its north side. Self-storage units are not typically an allowed use in Cary's designated activity centers because a goal of Cary's activity centers is to encourage a mix of higher-density residential uses with pedestrian-oriented commercial uses and services in an active, walkable environment, reducing vehicular trips. The draft 2040 Cary Community Plan supports providing opportunities for a limited set of non-residential uses outside of the three levels of commercial centers, especially along major road corridors when buffered from residential neighborhoods. The subject parcel doesn't fall within one of Cary's current or future designated activity centers, which are generally centered on major road intersections.

GIS maps indicate a possible stream diagonally bisecting the parcel – from northwest to southwest. Because of its location between an established subdivision and NC Hwy. 55, and because the topography and possible stream channel (not field verified) provide the potential for a wide natural buffer between the residential subdivision and any development on the subject parcel, a low-intensity commercial use such as a self-storage facility may be appropriate as a land use at this location. Because a commercial use would be a markedly different use from the adjacent residential subdivision, any buffer required for the stream channel that is less than the 100 feet on each side required for perennial streams should be enhanced with additional plantings to ensure an appropriate buffer and transition.