

11-28-2018 Town Council Meeting
Responses to Council Questions (#1)

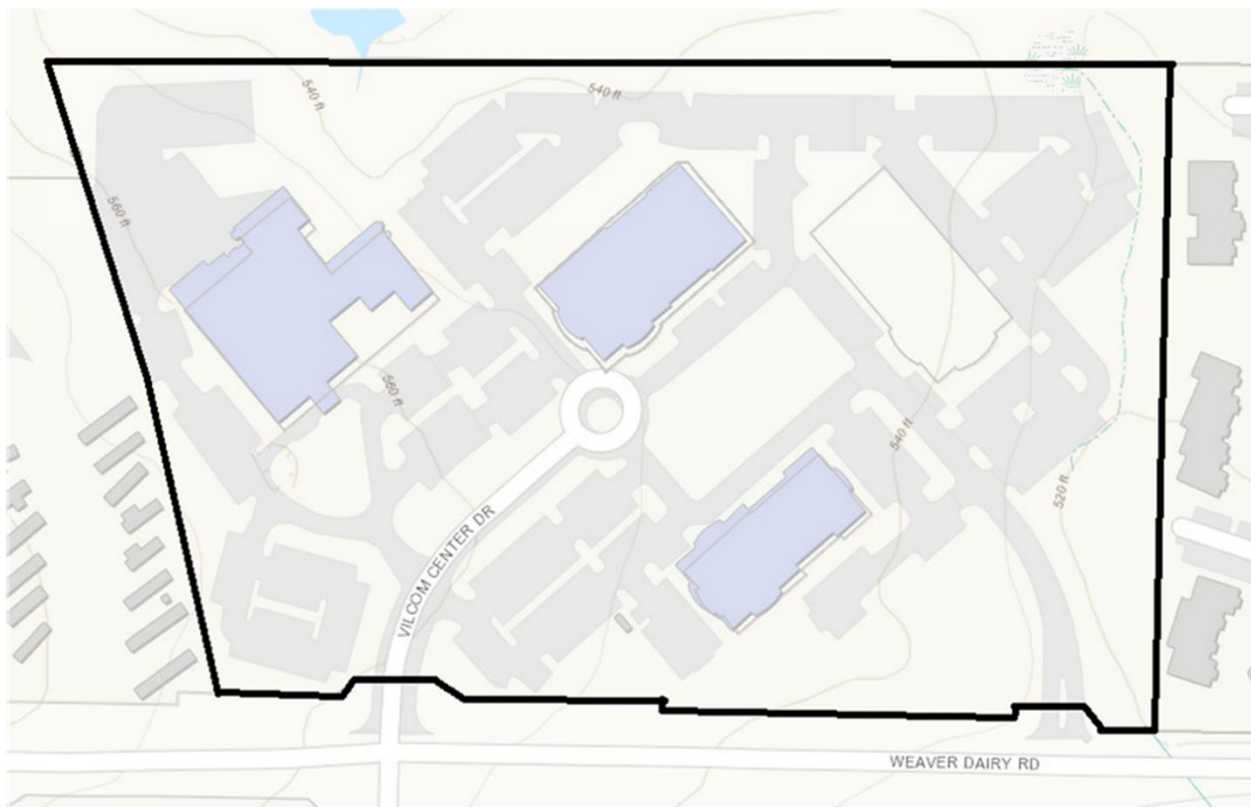
ITEM #5: Consider an Application for Land Use Management Ordinance Text Amendment -Self-Storage Facility, Conditioned

Council Question: The slide on p. 30 would allow self-storage if it is not the principal use on the lot. For the proposal on Weaver Dairy, self-storage would be the only use on the parcel. Doesn't that undermine what we aim to achieve?

Council Question: Page 30 indicates that self-storage may not be the principal use on a lot. What is the rationale for this? Also, isn't self-storage the principal use on the Vilcom project?

Staff Response: *Only allowing self-storage as an accessory use to a separate principal use on a lot helps to minimize it and make sure that another use is the primary focus of activity on the property.*

The Coley Hall project, within the Vilcom Campus on Weaver Dairy Road, is part of a larger Special Use Permit, and the entire property is on a single parcel. The map below indicates the parcel boundary. The buildings on the lot are within office condominium lines. As a result, a self-storage development on the Coley Hall site would not be the principal use on the lot.



11-28-2018 Town Council Meeting
Responses to Council Questions (#1)

Council Question: Question 8 on p. 39 asked for an explanation of the FAR changes, but the response is simply a table of the changes. What prompted the changes to the FAR over the years? What problem were the changes trying to solve?

Staff Response: *Staff is continuing to research the history of the FAR changes over time and hopes to have an answer by the Council meeting.*

Council Question: The new ordinance limits the .290 FAR in OI-2 to just self-storage. While this appears to be the right FAR for the proposed project at Vilcom, could you please explain what standards or analytics were used to determine that this is the correct FAR for all such self-storage facilities?

Staff Response: *The FAR was proposed by the applicant based on the needs of the Vilcom Campus, and represents a 10% increase over the current FAR allowed in this zoning district.*

Council Question: The proposed minimum parking requirement shown on page 35 seems on the high side for something like self-storage, particularly given our desire to minimize impervious surfaces. How many spaces would this result in for the Vilcom project?

Staff Response: *The proposed Coley Hall storage facility would require a minimum of 37 parking spaces and maximum of 55 spaces. The minimum parking requirement was already established in the "maintenance and/or storage facility" use. That was the most similar use that we could find without creating a new use group. Alternatively, the Council could remove the parking requirement and allow the applicant to provide documentation on their parking requirements.*

Council Question: Would item 17e. on page 36 allow for glass wall construction should an applicant desire to do so?

Staff Response: *The standard states "be surfaced with high quality materials such as, but not limited to, stone, split faced block, and/or brick." Final elevation review and approval would be by the Community Design Commission. The item could be amended to specifically provide for glass wall construction if desired.*

11-28-2018 Town Council Meeting
Responses to Council Questions (#2)

ITEM #5: Consider an Application for Land Use Management Ordinance Text Amendment -Self-Storage Facility, Conditioned

Council Question: I recall a Council colleague inquiring about floor area ratios in other municipalities in the area for OI-2. Even though this proposed FAR change would only be for OI-2 -- specifically for self-storage -- is there a sense of what other municipalities provide in their ordinances for FAR for self-storage?

Staff Response: Town staff has reviewed other municipalities in the area regarding self-storage facilities summarized in the table below. Many of the neighboring jurisdictions do not have floor area ratios.

	<i>Self Storage Use</i>	<i>Special Standards</i>
<i>Raleigh</i>	<i>Limited to specific zoning districts</i>	<i>Minimum lot size, internally accessed, buffer standards</i>
<i>Durham</i>	<i>Limited to specific zoning districts</i>	<i>Screening, internally accessed, ground floor including other uses</i>
<i>Cary</i>	<i>Limited to specific zoning districts with a Special Use Permit</i>	<i>No specific standards</i>
<i>Carrboro</i>	<i>Limited to specific zoning districts with a Special Use Permit</i>	<i>No specific standards</i>