

Workshop Meeting



To: Town Council

From: Travis Morgan

Date: 3/22/2021

Re: 10320 Rodney Street (IPEX expansion)

REQUEST:

Ipex would like to add 10320 Rodney into the exiting conditionally approved properties. The proposal is to remove the existing 140,030 square foot building at 10320 and replace with a new larger 180,200 square foot building (+40,170 net square feet) to provide additional PVC pipe manufacturing, associated uses, rebuild front yard employee parking, and allow heights in excess of 50 feet.

BACKGROUND INFORMATION:

The proposed use is manufactured goods class 2. That use is conditionally approved only. Any conditional plan must first come before Pineville Town Council for approval and for any modifications. You may recall the last expansion Ipex did January 2020 for the West storage yard. This proposal would include all four Ipex owned properties. Staff recommends allowing a provision to add 10230 Rodney into the approval should they acquire that in the future so long as street improvements there are made.

SITE INFORMATION:

10100 Rodney:

(Main building)

11 acres

Building 1: 133,628 sqft

Building 2: 16,375 sqft

Building 3: 10,500 sqft

Building 4: 1,350 sqft

Building 5: 240 sqft

Building 6: 3,596 sqft

9919 Industrial:

(West storage lot)

10.707 acres

No address:

(Rear storage lot)

3.085 acres

10320 Rodney:

(South building)

7.886 acres

140,030 sqft existing removed

180,200 sqft proposed

Total Acreage: 32.678 acres

Total Square Feet Building: 345,889

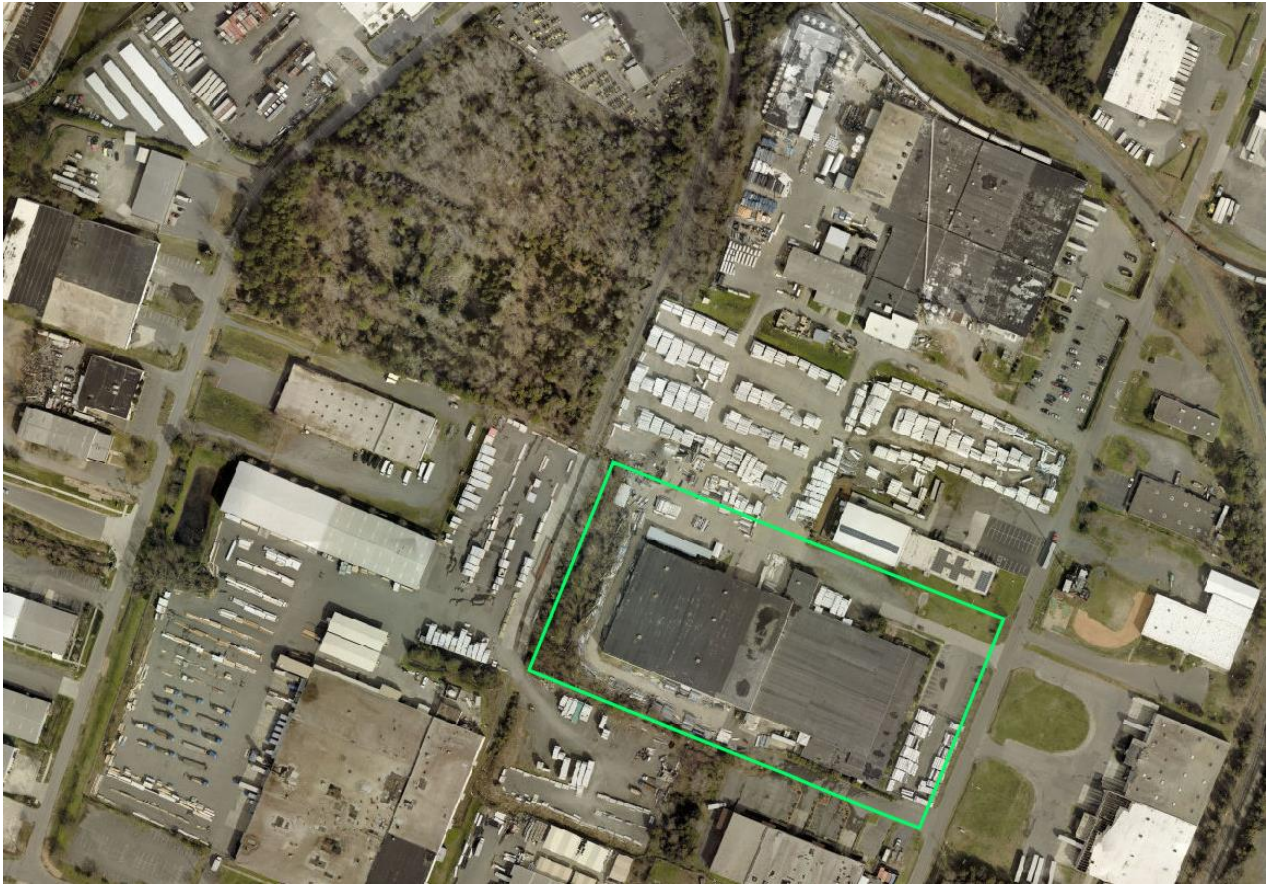
Height: Buildings 55'

One 2001 Council approved silo 77'

Proposed all other limited to 65'

STAFF COMMENT:

The proposal is a net gain to the property of 40,030. The Ordinance does not require a traffic study for this amount. Staff recommends rounding up to an even square feet number to allow some future flexibility such as up to 355,000 square feet building entitlement plus possible additional parcel. Staff would recommend the proposal meet all standard zoning and landscape items. Applicant request special consideration to allow rebuilt front yard parking. Staff recommends to clarify employee passenger cars only if this is to be considered. Staff recommends proper right of way dedication if needed to confirm the Rodney Street 60 foot right of way and ensure sidewalk is within that or public easement. Staff does not object to the height so long as a note commitment about no overly loud or high-pitched sound to reach any residential development.



Expansion property 10320 Rodney above in green. Total Ipex property proposal below in red.

