

Public Hearing



To: Town Council
From: Travis Morgan
Date: 4/13/2021
Re: **10320 Rodney Street IPEX expansion** (*Action Item*)

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 (up to 200,000) square foot building 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:	9919 Industrial:	10230 Rodney:	10320 Rodney:
(Main building)	(West storage lot)	(Possible future)	(South building)
11 acres	10.707 acres	3.08 acres	7.886 acres
Building 1: 133,628 sqft		22,000 sqft	140,030 sqft existing removed
Building 2: 16,375 sqft	No address:	68,000 sqft future	200,000 sqft up to proposed
Building 3: 10,500 sqft	(Rear storage lot)		
Building 4: 1,350 sqft	3.085 acres		
Building 5: 240 sqft			
Building 6: 3,596 sqft			

Total Acreage: 32.678 acres current +3.08 future **Height: Buildings 55'**
Total Square Feet Building Allowance: 455,000 **One 2001 Council approved silo 77'**
Proposed all other limited to 65'

(UPDATE) STAFF COMMENT:

The proposal has been clarified with updated square footages to 455,000 square feet total. Staff recommends including possible middle property located at 10230 Rodney with square feet shown above and continued sidewalk and street improvements should this property be acquired and included. Staff recommends to note employee passenger cars only in the front parking lot. Note has been included to dedicate right of way needed for new sidewalk. Note #7 has been added to emphasize control of noise.

PROCEDURE:

This is the public hearing for Council to gain input from staff, public, and the applicant about the proposal. This meeting is to familiarize you with the applicant’s request and to hear any public comment. This follows standard legislative approval process. There are no findings of facts needed. If you have all the information needed to make a decision you may; at your discretion, close the public hearing and make a vote.



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

