

<b>REQUEST</b>	Current Zoning: B-2, general business Proposed Zoning: B-D(CD), distributive business, conditional
<b>LOCATION</b>	Approximately 1.4 acres generally located at the southwest corner of the intersection between Albemarle Road and Farm Pond Lane. (Council District 5 - Autry)
<b>SUMMARY OF PETITION</b>	The petition proposes the reuse of an existing 42,010-square foot building for a self-storage facility, truck rental facility and accessory office space.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	U-Haul Real Estate Company U-Haul Company of Charlotte Peter Tatge / ESP Associates P.A.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2
<b>STATEMENT OF CONSISTENCY</b>	<p>This petition is found to be inconsistent with the <i>Eastland Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The plan recommends retail for this area.</li> </ul> <p>However, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because</p> <ul style="list-style-type: none"> <li>• The proposed use will be within existing building; and</li> <li>• The proposed change supports reinvestment in the Albemarle Road corridor;</li> </ul> <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Sullivan seconded by Commissioner Labovitz).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Removed the commitment to dedicate land to Mecklenburg County Park and Recreation for greenway, since this area is not located on the property to be rezoned.</li> <li>2. Removed the commitment for the screening fence, as it is not located on the property to be rezoned.</li> <li>3. Note 2 under Architectural Standards has been removed from the site plan.</li> </ol>
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Labovitz/Sullivan</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Labovitz/Sullivan	Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan, and Walker	Nays:	None	Absent:	None	Recused:	None
Motion/Second:	Labovitz/Sullivan										
Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan, and Walker										
Nays:	None										
Absent:	None										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted that all the outstanding issues had been addressed. There was no further discussion on this petition.										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

**FINAL STAFF ANALYSIS**  
**(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))**

**PLANNING STAFF REVIEW****• Background**

- The subject property is a former United States Post Office warehouse building that is currently used for a truck rental facility. The request will allow the majority of the building to be used for self-storage along with offices and the existing truck rental use.

**• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows a maximum of 42,010 square feet for reuse of an existing building as a self-storage and truck rental facility, and related accessory office uses.
- Vehicular access provided via existing driveways along Farm Pond Lane and Albemarle Road.
- New façade elevations.
- 12-foot Class "C" buffer along a portion of the southern property edge.
- Proposed six-foot high screening fence along a portion of the southern property boundary.
- Proposed screening fence detail.
- Rooftop mechanical equipment will be screened from the view of the public right-of-way.
- Detail of the proposed screening for rooftop mechanical equipment.
- Maximum building height of 40 feet.
- Detached lighting will be limited to 25 feet in height. Any new detached or attached lighting will be decorative, capped and downwardly directed.

**• Public Plans and Policies**

- The *Eastland Area plan 2003* recommends retail and greenway/park/open space for the subject property.
  - This petition is inconsistent with the *Eastland Area Plan* as the proposed storage facility is considered an industrial use and not a retail use.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Douglas International Airport Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

**Planner:** Solomon Fortune (704) 336-8326