
REQUEST	Current Zoning: B-2, general business Proposed Zoning: B-D(CD), distributive business, conditional
LOCATION	Approximately 1.4 acres generally located at the southwest corner of the intersection between Albemarle Road and Farm Pond Lane. (Council District 5 - Autry)
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is inconsistent with the <i>Eastland Area Plan</i> ; however, the proposed use will have minimal impact on the surrounding area, and the reuse of the existing building will support reinvestment in the Albemarle Road corridor.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	U-Haul Real Estate Company U-Haul Company of Charlotte Peter Tatge / ESP Associates P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

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.
 - Dedication of a 100-foot wide easement within the SWIM buffer near the western property boundary to Mecklenburg County Park and Recreation.
- **Existing Zoning and Land Use**
 - An existing building is located on the subject property which is zoned B-2 (general business) and is currently used for a truck rental facility. The surrounding properties are zoned B-2 (general business) and O-1 (office) and developed with commercial structures. The property to the southeast is zoned R-17MF (multi-family residential) and developed with residential multi-family dwellings.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **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.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 1,030 trips per day.
Proposed Zoning: 100 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **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*.
 - Minimizes impacts to the natural environment by reusing an existing building.

OUTSTANDING ISSUES

- The petitioner should:
 1. Remove the commitment to dedicate land to to Mecklenburg County Park and Recreation for greenway, as the area is not located on the property to be rezoned.
 2. Remove the commitment for the screening fence, as it is not located on the property to be rezoned.
 3. Revise Note 2 under Architectural Standards to limit the maximum building height to 40 feet so that it is consistent with the information in the Development Data Table.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation 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

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