

REQUEST	Current Zoning: BD(CD) (distributive business, conditional) Proposed Zoning: BD(CD) SPA (distributive business, conditional, site plan amendment)
LOCATION	Approximately 4.24 acres located on the northeast corner at the intersection of East Independence Boulevard and Wallace Lane. (Council District 5 - Autry)
SUMMARY OF PETITION	The petition proposes a 33,000-square foot interior expansion of an existing self-storage/indoor warehousing facility.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Sovran Self Storage, Inc. Sovran Self Storage, Inc. W. K. Dickson & Co. Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2
STATEMENT OF CONSISTENCY	<p>This petition is found to be consistent with the <i>Independence Boulevard Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The plan recommends a mix of office and retail uses for the subject property. <p>Therefore, 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 the request:</p> <ul style="list-style-type: none"> • Allows an interior expansion of an existing self-storage/indoor warehousing facility; and • Does not increase the overall number of buildings on the site; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Sullivan).</p>
ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition.
VOTE	<p>Motion/Second: Eschert/Sullivan Yeas: Dodson, Eschert, Labovitz, Nelson, Ryan and Sullivan Nays: None Absent: Walker Recused: None</p>
ZONING COMMITTEE DISCUSSION	Staff provided a summary of the petition and noted that all outstanding issues have been addressed. There was no further discussion.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - Petition 2007-44 rezoned 4.42 acres to allow up to 94,000 square feet for a self-storage/indoor warehousing facility, in addition to two additional buildings totaling 7,200 square feet. Outside storage of any type is prohibited. The site plan provides a 70-foot "Class B" buffer along the

eastern boundary and a 50-foot "Class B" buffer along a portion of the northern boundary, the widths of which may not be reduced. New buildings, but not existing structures, will provide a minimum 30-foot setback along Wallace Lane. Hours of operation are limited to 6:00 a.m. to 8:00 p.m. daily and customers may only access units during the hours of operation. Requires any security alarm system installed on the site to be a silent alarm system with no exterior siren.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Increasing the principal building area from 86,800 to 119,800 square feet, with the two existing detached one-story buildings totaling 7,200 square feet to remain.
 - Allowing a maximum of 127,000 square feet of building area allowed on the site.
 - Allowing the existing 20-foot setback on Independence Boulevard and 10-foot setback on Wallace Lane to remain as permitted via an approved variance.
 - Allowing the existing eight-foot side yard to remain as permitted via an approved variance.
 - Increasing the maximum height of detached lighting from 20 to 25 feet.
 - Deletion of notes under heading of Lighting requiring all free standing lighting fixtures to be capped and fully shielded so that illumination does not extend past any property line of the site.
 - Deletion of note regarding security alarm system.
- **Public Plans and Policies**
 - The *Independence Boulevard Area Plan (2011)* recommends a mix of office and retail uses in this area.
 - The petition is consistent with the *Independence Boulevard Area Plan*.
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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:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No comments received.
 - **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

- 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-Mecklenburg Storm Water Services 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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