
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Independence Boulevard Area Plan</i> .
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

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 such 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.

- **Existing Zoning and Land Use**

- The subject property is developed with a self-storage/indoor warehousing facility and accessory buildings totaling 94,000 square feet. Surrounding properties are zoned B-2 (general business), O-2 (office), R-4 (single family residential), R-6(CD) (single family residential, conditional), and R-17MF (multi-family residential) and developed with retail, office, single family and multi-family uses.

- **Rezoning History in Area**

- There have been no rezonings in the immediate area in recent years.

- **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.
 - **Vehicle Trip Generation:**
Current Zoning: 220 trips per day.
Proposed Zoning: 320 trips per day.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** This site plan amendment will not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte Water:** No comments received.
 - **Engineering and Property Management:** Show all setback and right-of-way trees with tree protection fence on the rezoning plan.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Address Engineering and Property Management comments.
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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
- 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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