

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: BD(CD) (distributive business, conditional)
LOCATION	Approximately 5.67 acres located on the northwest corner at the intersection of Ardrey Kell Road and Community House Road. (Council District 7 - Driggs)
SUMMARY OF PETITION	The petition proposes to allow the development of a climate controlled storage building and general/medical office uses.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>South District Plan</i> ; however, the site is not conducive to residential development due to its size and location adjacent to athletic facilities for Ardrey Kell High School. Self-storage facilities have low traffic volumes and the petition limits maximum building heights, and provides building and site design commitments that reduce the impacts on residential uses in the area.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Robert D. Ross and Claudia T. Ross Taylor/Theus Development Holdings, LLC Jeff Brown and Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 51

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes two development areas (Area A, along Ardrey Kell Road, and Area B, along Community House Road).
- Allows up to 32,500 square feet of gross floor area for medical and general office uses within Area A and up to 105,000 square feet of gross floor area of climate controlled storage uses within Area B.
- Allows up to four principal buildings on the site.
- Prohibits outdoor storage and truck rental associated with the climate controlled storage facility.
- Limits the maximum building height in Area A to two stories not to exceed 40 feet and the maximum building height in Area B to three stories not to exceed 40 feet.
- Specifies the climate controlled storage use must be located within development Area B.
- Provides access to the site via a driveway off Community House Road, north of Purchase Street, and a driveway off Ardrey Kell Road between Wade Ardrey and Community House Roads.
- Commits to the extension of the east bound left-turn lane on Ardrey Kell Road and restriping of the southbound left-turn lane on Community House Road.
- Maintains the existing sidewalks and planting strips along Community House and Ardrey Kell Roads and provides an internal sidewalk network linking buildings and parking areas to the public streets.
- Specifies that loading for the storage facility will not be located facing Community House and Ardrey Kell Roads. Prohibits parking between the buildings in Area A and the public streets.
- Provides a 40-foot setback along Community House Road and 15-foot setback along Ardrey Kell Road.
- Specifies that the majority of the existing trees within the 40-foot setback on Community House Road within Area B will be preserved and provides a landscaping screen for the parking in Area B. Screens the parking in Area A with a low wall and accent plantings.
- Commits to landscaping at the corner of Community House Road and Ardrey Kell Road.
- Provides buffers along the north and west property lines adjacent to the athletic fields.
- Specifies building materials and provides an elevation of the proposed storage facility.
- Limits the size of wall signs within Area B to 100 square feet of sign surface per wall or 5% of the wall area to which they are attached, whichever is less. The size may be increased by 10% if individual letters are used. Allows two detached signs per street front. Limits detached,

ground mounted signs along Community House Road to seven feet in height and 50 square feet in area and along Ardrey Kell Road to seven feet in height and 64 square feet in area.

- Prohibits signs on clear glass windows.
 - Limits the height of detached lighting to 20 feet.
 - **Existing Zoning and Land Use**
 - The site is currently wooded and undeveloped. Properties to the north and west are zoned R-3 (single family residential) and developed with Ardrey Kell High School's athletic facilities. Properties to the east and south are zoned R-3 (single family residential) and R-9(CD) (single family residential, conditional) and are developed with single family detached homes and a neighborhood pool.
 - **Rezoning History in Area**
 - Recent rezonings approved in the area include:
 - Petition 2014-096 rezoned property located east of the subject site, on the north side of Ardrey Kell Road between Community House Road and Blakeney Heath Road, from R-3 (single family residential) to NS (neighborhood services) to allow 30,000 square feet of office and personal service uses.
 - Petition 2014-003 rezoned property located west of the subject site, on the southeast corner of the intersection of Ardrey Kell Road and Marvin Road, from R-3 (single family residential) and MX-2 (mixed use), to O-1(CD) (office, conditional) to allow up to 50,000 square feet of office, personal service, retail and eating/drinking/entertainment establishments.
 - Several other rezonings have occurred south of the site on Wade Ardrey Road and north of the site on Providence Road West to allow residential and institutional uses.
 - **Public Plans and Policies**
 - The *South District Plan* (1993) recommends residential up to three dwelling units per acre.
 - The petition is inconsistent with the *South District 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: 3,400 trips per day.
 - Proposed Zoning: 5,100 trips per day.
 - **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.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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 developing an infill site.

OUTSTANDING ISSUES

- The petitioner should:
 1. Consider a site layout with the storage building placed adjacent to the western property line and long facades oriented parallel to the western property line.
 2. Delete notes C. III. and IV. from the site plan.
 3. Provide a rear elevation of the building located in Area B showing the view from Community House Road.
 4. Provide a note committing to the provision of supplemental plantings, in addition to the tree save area, within the 40-foot setback along Community House Road within Area B to meet or exceed the planting requirements of a "Class C" buffer to ensure that the building is completely screened from Purchase Street.
 5. Remove the phrase "(including, without limitation, financial institution uses)" from note 1. A.
 6. Specify that windows facing Ardrey Kell and Community House Road will be clear glass within development Area A.
 7. Replace the existing sidewalk and planting strip along Ardrey Kell Road with an eight-foot planting strip and six-foot sidewalk.
 8. Provide a pedestrian connection, across the private driveway from the building in Area B, to the sidewalk network in Area A.
 9. Amend Note 9. C. to read, "Lighting fixtures attached to the buildings shall be decorative, capped and downwardly directed."
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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

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