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<b>REQUEST</b>	Text Amendment to Sections 9.8503 and 9.8507
<b>SUMMARY OF PETITION</b>	<p>The petition proposes to:</p> <ol style="list-style-type: none"><li>1) allow warehousing within an enclosed building for a self-storage facility in the MUDD (mixed use development) zoning district, with prescribed conditions; and</li><li>2) add a new vehicular parking standard for self-storage facilities in the MUDD (mixed use development) zoning district.</li></ol> <p>Staff recommends approval of this text amendment. The petition is consistent with the <i>Centers, Corridors and Wedges Growth Framework</i> goal to provide a greater mix of commercial uses, and a range of choices for employment opportunities.</p>
<b>PETITIONER</b>	StorCon Development, LLC
<b>AGENT/REPRESENTATIVE</b>	John Carmichael, Robinson Bradshaw & Hinson, P.A.
<b>COMMUNITY MEETING</b>	Meeting is not required.

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## PLANNING STAFF REVIEW

### • Background

- Currently, the Zoning Ordinance allows warehousing as follows:
  - Warehousing within enclosed buildings is allowed by-right in the B-D (distributive business), UMUD (uptown mixed use), I-1 (light industrial) and I-2 (heavy industrial) zoning districts.
  - Warehousing, excluding mini-warehousing, is allowed by-right in the BP (business park) zoning district.
  - Warehousing, including mini-warehousing, is allowed by-right in the I-2 (heavy industrial) zoning district.
- The vehicular parking requirements for warehouses currently is 0.25 spaces per 1,000 square feet for the warehousing portion plus one space per 400 square feet for any accessory office.
- Long-term bicycle parking requirements for warehouses is two, or one per 40,000 square feet.
- Short-term bicycle parking requirements for warehouses is one percent of the vehicular parking requirement.

### • Proposed Request Details

The text amendment contains the following provisions:

- Adds warehousing within an enclosed building for a self-storage facility only, in the MUDD (mixed use development) district, with prescribed conditions:
  - All storage shall be located within the building, and outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted.
- Any ground floor building facades that front a public street shall be wrapped with one or more of the following uses; however, no more than 50% of the ground floor building façade fronting a public street may be wrapped with the rental and management office associated with the self-storage facility:
  - Professional business and general offices as allowed in the MUDD (mixed use development) zoning district, which shall include the rental and management office associated with the self-storage facility;
  - Retail sales as allowed in the MUDD (mixed use development) zoning district;
  - Beauty or barber shops;
  - Eating/drinking/entertainment establishments (Type 1 and 2), subject to the regulations of Section 12.546; and
  - Breweries, subject to Section 12.544.
- Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual storage units shall be provided by internal hallways.
- Adds a new parking standard for warehousing within an enclosed building for a self-storage facility only, in the MUDD (mixed use development) district: 0.25 parking spaces per 1,000 square feet of self-storage and parking for all other uses, including the rental and management

office, shall be in accordance with the requirements of the MUDD (mixed use development) zoning district. Long- and short-term bicycle parking requirements remain unchanged.

- **Public Plans and Policies**

- This petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goal to provide a greater mix of commercial uses, and a range of choices for employment opportunities.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
  - **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.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** 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*.
  - There is no site plan associated with this text amendment.

**OUTSTANDING ISSUES**

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

- Application
- 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

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