

REQUEST	Current Zoning: O-1(CD) (office, conditional) Proposed Zoning: BD(CD) (distributive business, conditional) and R-3(CD) (single family residential, conditional)
LOCATION	Approximately 6.83 acres located on the west side of Lancaster Highway near the intersection of Lancaster Highway and Rudolph Place Drive.
SUMMARY OF PETITION	The petition proposes to allow the development of a conditioned self-storage facility on a vacant parcel located off Lancaster Highway in southern Mecklenburg County near Pineville.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Alexander Kuhn Newman-Tillman Properties, LLC Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 6.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to parks and recreation and the requested technical revisions.</p> <p><u>Plan Consistency</u> The property is within a portion of the unincorporated area of Mecklenburg County and is designated as in the Sphere of Influence of the Town of Pineville. However, Pineville has not accepted extraterritorial zoning jurisdiction for the property. This petition is generally consistent with the intensity of the uses allowed under the previously approved rezoning which is the only adopted land use policy or action directly applicable to this site.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The site is currently entitled for up to 20,000 square feet of office and/or day care use, or for 60 dwelling units, not to exceed three stories/45 feet, and a 38-foot buffer to adjoining residential uses to the south and west. • The proposed use is generally consistent with intensity of the uses allowed under the prior rezoning. • Property to the north of the subject site is generally industrial in character. The property immediately to the east across Lancaster Highway is a self-storage facility generally similar to the use proposed on this site. • 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. • The petition also zones a 1.48-acre portion of the site, along McAlpine Creek, to R-3(CD) (single family, conditional). That part of the site will not be developed and the property will be preserved in its natural state.
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- **Background**
 - The property is within a portion of unincorporated Mecklenburg County designated as the Sphere of Influence of the Town of Pineville. To date, Pineville has not accepted jurisdiction over the property. Charlotte-Mecklenburg Planning Department administers zoning within the area using zoning classifications as established for the County, and rezoning authority remains with the Mecklenburg County Board of Commissioners.
- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Proposes to rezone the northern 1.48-acre portion to R-3(CD) (single family residential,

- conditional) and the southern 5.35-acre portion to BD(CD) (business distributive, conditional).
- R-3(CD) (single family residential):
 - Proposes no development entitlements on the R-3(CD) portion, which is adjacent to McAlpine Creek and primarily covered by a surface water improvement and management (SWIM) buffer and floodplain.
- BD(CD) (business distributive, conditional):
 - Allows a maximum building area of 95,000 square feet for conditioned, self-storage facilities.
 - Limits the maximum building height to three stories, not to exceed 50 feet.
 - Depicts two buildings on the site, one on either side of the Duke Energy easement the crosses the parcel.
 - Proposes a 73-foot "Class A" buffer along the northern BD(CD) portion of the site abutting the proposed zoning boundary and along the portion of the western property line, north of the Duke Energy easement, abutting single family use and zoning.
 - Proposes a 54.75-foot "Class A" buffer along the southern portion of the western property line, south of the Duke Energy easement and along the southern property line abutting single family use and zoning.
 - Provides a 20-foot setback with the provision of an eight-foot planting strip and eight-foot sidewalk along Lancaster Highway.
 - Provides limitations related to the operation of the site, such as restricted hours of operation, storage unit rental rules, and security.
- **Existing Zoning and Land Use**
 - The subject property was zoned O-1(CD) (office, conditional) by petition 2001-17C, and is vacant. A Duke Power right of way bisects the site.
 - The approved site plan associated with rezoning petition 2001-17C allows any combination of one or more of the following: small scale office uses, day care, or up to 60 multi-family dwelling units.
 - Abutting to the south and west are single family homes in R-3 (single family residential) zoning.
 - Abutting to the north across McAlpine Creek is a site within the Town of Pineville, in Pineville's G-1 (general industrial) zoning classification, and is used as a wood recycling/mulching operation.
 - Across Lancaster Highway to the east is a self-storage facility within Charlotte's Sphere of Influence in B-D(CD) (distributive business, conditional) zoning. The same parcel also has a vacant section zoned R-17MF (multi-family residential). Surrounding this parcel and extending further northward is a City of Charlotte wastewater treatment plant in I-2 (general industrial) and R-3 (single family residential) zoning.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - About 1.2 miles to the south, a parcel within the unaccepted Pineville Sphere of Influence was rezoned by Mecklenburg County to NS (neighborhood services) by Petition 2014-001C for a mix of office and multi-family uses.
- **Public Plans and Policies**
 - There is no adopted plan that specifically addresses future land use recommendations for the properties located within this unincorporated portion of the County where Pineville has not accepted zoning jurisdiction.
 - The existing conditional rezoning site plan provides a land use precedent for the subject site. Rezoning Petition 2001-017(c), allowed for up to 20,000 square feet of office and/or day care use, or for 60 dwelling units, not to exceed three stories/45 feet, and a 38-foot buffer to adjoining residential uses.
- **TRANSPORTATION CONSIDERATIONS**
 - This site is located on a major thoroughfare outside the City of Charlotte limits. The proposed zoning would generate fewer trips than what the site is entitled for. CDOT has not identified any negative impacts to the transportation facilities in the area.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing use: 0 trips per day (based on vacant land).
 - Entitlement: 560 trips per day (based on a 4,000-square foot daycare center and 12,200 square feet of office).
 - Proposed Zoning: 240 trips per day (based on 95,000 square feet of storage space).

- **Charlotte Area Transit System:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** Charlotte Water currently does not have water or sewer system availability for the parcel. The closest existing water distribution main is located approximately 180 feet south of the rezoning boundary at the intersection of Lancaster Highway and Rudolph Place Drive. The closest existing sewer main is located approximately 200 feet south of the rezoning boundary along Rudolph Place Drive.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** See Outstanding Issues, Note 2.

OUTSTANDING ISSUES

Environment

1. Amend the note under "Environmental Features" to clarify the meaning of "a significant portion of the site" by saying the area includes but not limited to the area to be zoned R-3(CD).
2. Add a note under "Parks, Greenways and Open Space" stating that the "Petitioner will dedicate and convey, at a minimum, the 100-foot SWIM Buffer to Mecklenburg County for future greenway use prior to the issuance of the first Certificate of Occupancy. Additional dedication area may be determined during the construction permitting process in coordination with Mecklenburg County Parks and Recreation."

REQUESTED TECHNICAL REVISIONS

Other

3. Add the rezoning petition number to the title bar of the site plan.
 4. Adjust the "Rezoning Boundary" to include the entire parcel and change the label for the line between the R-3(CD) and BD(CD) portions to "Proposed zoning boundary line."
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: John Kinley (704) 336-8311