

REQUEST	Current Zoning: R-4 (single family residential) Proposed Zoning: BD(CD) (distributive business, conditional)
LOCATION	Approximately 4.3 acres located on the southeast corner at the intersection of West Mallard Creek Church Road and Legranger Road. (Council District 4 – Phipps)
SUMMARY OF PETITION	The petition proposes to allow the development of a climate controlled self-storage facility and accessory management office on a parcel that is located adjacent to an interstate interchange (Interstate 85).
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Lester Herlocker & Associates, Inc. Fourstore, LLC John Carmichael
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues pertaining to sidewalk, stormwater, and buffers.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Northeast District Plan</i> recommendation for research.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site is located adjacent to the on-ramp to I-85 from West Mallard Creek Road, as well as a Duke Power substation. • Although the <i>Northeast District Plan</i> recommends research use for this property, the site is not located within the University Research Park and is isolated from other properties used for research. • The updated concept for the research park per the <i>University Research Park Area Plan</i> is to include “a diversity of uses that contribute to the creation of a more vibrant place.”
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows a maximum 107,000 square feet devoted to a climate controlled self-storage facility, facility’s rental and management offices and accessory uses.
 - Limits the number of buildings on the site to two (Buildings A and B).
 - Prohibits outside storage of any type, including the outside storage of moving vans, vehicles, and boats.
 - Limits building height to 45 feet (three stories).
 - Dedicates and conveys portions of the site immediately adjacent to West Mallard Creek Church Road as required to provide right-of-way measuring 65 feet from the existing centerline.
 - Dedicates and conveys for right-of-way purposes that portion of the site that is located immediately adjacent to Legranger Road.
 - Restricts the vehicle access drive on West Mallard Creek Church Road to right-in, right-out movements via the installation of a four-foot wide raised concrete median on a portion of West Mallard Creek Church Road.
 - Identifies potential tree save areas.
 - Provides conceptual building elevations.
 - Maximum height of any freestanding lighting to be 20 feet.
- **Existing Zoning and Land Use**
 - A single family residential home built in 1950 is located on the site which is zoned R-4 (single family residential).
 - To the north, across West Mallard Creek Church Road, is undeveloped acreage zoned RE-1

- (research) and RE-3(CD) (research, conditional), and a religious institution zoned R-3 (single family residential).
- To the west is a water tower, multi-family residential, and undeveloped acreage zoned R-4 (single family residential) and RE-3(O) (research, optional).
 - To the south are a Duke Energy substation, low density single family detached residential housing, and undeveloped acreage on properties zoned R-4 (single family residential) and RE-1 (research).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2015-015 rezoned approximately 18.03 acres on the north side of Berkeley Place Drive between Pinnacle Drive and Revenna Lane, from BD(CD) (distributive business, conditional) and CC (commercial center) to CC (commercial center) and BD (distributive business, conditional) in order to exchange development rights and zoning for a 130,000-square foot self-storage facility with the development rights and zoning for a 258,000-square foot retail/office component.
 - Petition 2014-035 rezoned approximately 90 acres located on the southeast corner at the intersection of David Taylor Drive and Claude Freeman Drive from RE-2 (research) to RE-3(O) (research, optional) and O-1(CD) (office, conditional) with five-year vested rights, to allow the expansion of office, research and laboratory facilities for an existing business in the University Research Park (Electrolux North America).
 - Petition 2011-36 rezoned approximately 62.70 acres located on the south side of West Mallard Creek Church Road between Claude Freeman Drive and Legranger Road from RE-1 (research) to RE-3(O) (research, optional) with five-year vested rights, to allow a mixed use development consisting of retail, restaurant, hotel, office and multi-family residential uses.
 - **Public Plans and Policies**
 - The *Northeast District Plan* (1996) recommends research as the adopted land use for this site. The Plan detailed how the development of the University Research Park was one of the main catalysts for growth in the Northeast District during the 1970's and 80's.

TRANSPORTATION CONSIDERATIONS

- This petition will not generate a significant volume of traffic under the existing or proposed zoning. The primary transportation goal is to make incremental improvements to the adjacent street frontages to help complete the transportation system. The petition dedicates the future right-of-way needed for Mallard Creek Church Road and installs planting strips and sidewalks along the property frontage. CDOT is requesting the petitioner extend the sidewalk to the I-85 interchange ramp to avoid future gaps.
- Legranger Road is planned to be relocated further west through future redevelopment to allow future signalization with Mallard Creek Church Road. The site plan does not conflict with this future realignment.
- This site may be subject to the requirements of Chapter 19 under City code, which would require curb and gutter along the site frontage. The Engineering & Property Management Department will make this determination during the permitting process.
- See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
Current Zoning: 210 trips per day (based on 17 single family dwellings)
Proposed Zoning: 270 trips per day (based on 107,000 square feet of warehouse uses)

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** 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:** No issues.
- **Engineering and Property Management:** See Outstanding Issues, Notes 2 and 3.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No comments received.

OUTSTANDING ISSUESTransportation

1. CDOT requests extension of sidewalk on Mallard Creek Church Road to extend to the I-85 ramp.

Environment

2. Add the following note to the rezoning site plan: "The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points."
3. Add a note stating, "Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance."

Site and Building Design

4. Show and label required Class "B" buffer along property lines abutting R-3 (single family residential) zoning.

REQUESTED TECHNICAL REVISIONS

1. Under Development Data Table, revise Non-Residential Square Footage to specify, "climate controlled, self-storage facility" as noted elsewhere on site plan.
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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 Department of Neighborhood & Business Services Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782