

<b>REQUEST</b>	Current Zoning: R-3 (single family, residential) Proposed Zoning: BD(CD) (distributive business, conditional), with five-year vested rights
<b>LOCATION</b>	Approximately 3.65 acres located on the north side of South Tryon Street between Wrightsville Ferry Road and Grandiflora Drive. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes the construction of up to 100,000 square feet of climate controlled storage space on a vacant parcel south of the RiverGate area.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Bill Parks Compton Stor-All Properties, Inc. Walter Fields
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3
<b>STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee found this petition to be inconsistent with the <i>Steele Creek Area Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The Plan recommends residential up to four dwelling units per acre.</li> </ul> <p>However, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The proposed climate controlled storage facility is designed to support residential uses in the general area.</li> <li>• The climate controlled storage facility is accessible indoors.</li> <li>• The site is located on a major road with commercial activities.</li> <li>• The petitioner has committed to architectural treatments that further enhance the structure.</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Majeed and Lathrop supplemented, seconded by Wiggins).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Relocated possible water quality/detention areas to avoid encroachment into existing water quality buffers on the site.</li> <li>2. Provided building elevations and architectural standards per the policies contained in the adopted area plan, and an architectural standards note identifying building materials (brick, precast architectural panels, metal panels and banding, clear glass); use of awnings as part of building exterior design; change in materials and panel orientation to break up building walls; pedestrian accessibility; and use of ornamental tree plantings to further screen building. Revised site plan further addresses adopted plan policies by enhancing safe pedestrian connectivity.</li> <li>3. Provided note stating area for water quality and detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens or other like forms.</li> <li>4. Identifies sidewalk and planting strip along South Tryon Street, and new right-of-way to be dedicated 67 feet from existing center line of Hwy 49.</li> <li>5. Petitioner has agreed to the request that corner elements and central architectural elements will extend beyond the wall plane of the east and south elevations.</li> </ol>
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	<p>6. Petitioner has agreed to design building so architectural panels will be recessed from the wall plane and vertical elements on the east and south elevations to vary the horizontal and vertical plane of the building.</p> <p>7. Per the request of the petitioner, and as agreed by the Committee, the columns will be extended out</p>
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**VOTE**

Motion/Second: Wiggins / Sullivan  
 Yeas: Dodson, Eschert, Lathrop, Majeed, Sullivan, and Wiggins  
 Nays: None  
 Absent: Labovitz  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff presented this item to the Committee, stating that new outstanding issues were due to submittal of the revised site plan. Staff indicated that the petitioner agreed to address the outstanding issues.

A Committee member asked if the petitioner had agreed to the item pertaining to recessing of the architectural panels, and staff responded yes. A Committee member inquired about the uses in the general area, and staff described the broad range of residential and non-residential uses in the area. Some Committee members discussed the configuration and location of the lot, and the convenience of an (indoor) self-storage facility in an area where there exists a great deal of residential developments.

A Committee member also mentioned the number of self-storage facility requests being received by the City, and pondered reuse of such big boxes for uses such as an office. Staff noted that request is inconsistent with the adopted Plan and that staff does not support this proposed project.

**STAFF OPINION**

Staff disagrees with the recommendation of the Zoning Committee for the following reasons:

- The proposed climate controlled storage facility is inconsistent with the recommended residential land use for the site.
- The proposed use will be located on a site at an entrance to a future residential neighborhood, and also surrounded by residential development.
- The climate controlled storage is out of character with the surrounding residential development which primarily consists of single family detached homes, apartments, and an assisted living facility.
- The proposal does not meet a number of Area Plan design policies that address building transparency, pedestrian access and connections, building massing and residential design character.

**FINAL STAFF ANALYSIS**  
 (Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows up to 100,000 square feet of climate controlled, enclosed storage facility.
- Limits building height to two stories.
- Proposes a new public street providing access for the proposed climate control, enclosed storage facility. This street will also provide a connection from South Tryon Street to the proposed townhouse community north of the site (rezoning petition 2016-025).
- Proposes an alternate plan showing that in the event the townhouse community is not approved, access to the climate controlled storage facility will be provided via a private drive connecting to South Tryon Street.

- Provides internal pedestrian and vehicular circulation via private drive and limited sidewalks that connect parking areas with proposed internal public streets, South Tryon Street, and associated sidewalks.
- Identifies possible water quality detention areas and tree save areas, with variations in location between alternate plans.
- Provides building elevations and architectural standards per the policies contained in the adopted area plan, and an architectural standards note identifying building materials (brick, precast architectural panels, metal panels and banding, clear glass); use of awnings as part of building exterior design; change in materials and panel orientation to break up building walls; pedestrian accessibility; and, use of ornamental tree plantings to further screen building.
- Site plan further addresses adopted plan policies by enhancing safe pedestrian connectivity via sidewalks connecting the building to parking areas, and new sidewalks along proposed streets and along South Tryon Street..
- Provides note stating area for water quality and detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens or other like forms.
- Identifies a 35-foot SWIM, post construction buffer, and 30-foot stream buffer.
- Limits detached lighting installed on site to a maximum height of 20 feet.
- **Public Plans and Policies**
  - The *Steele Creek Area Plan (2012)* recommends residential up to four dwelling units per acre for this site, as well as the properties to the north and south of this site.
  - The following Steele Creek Area Plan (2012) Non-Residential Design Policies are particularly applicable to this proposal:
    - 17A- Design buildings with transparent openings;
    - 17B- Establish entrances with pedestrian interest;
    - 17H- Locate dumpsters and service areas away from residential areas;
    - 17J- Vary horizontal and vertical plan of elevations;
    - 17J- Break down the mass of the building;
    - 17K- Blend the scale and height of development with respect to single family homes;
    - 19A- Create an interconnected sidewalk system;
    - 19G- Provide safe pedestrian circulation; and
    - 19J- Design access from surrounding neighborhood so that the appearance is residential in character.
- **TRANSPORTATION CONSIDERATIONS**
  - The site will be accessed by a proposed road connecting the site to South Tryon Street. The primary transportation goal for this site is to ensure the future expansion of South Tryon Street from four to six lanes with protected bike lanes. This petition will not significantly increase the traffic on the site compared to what can be built under the existing zoning.
  - **Vehicle Trip Generation:**
    - Current Zoning: 150 trips per day (based on 12 single family dwelling units).
    - Proposed Zoning: 250 trips per day (based on 100,000 square feet of self-storage uses).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** No comments received.
- **Charlotte-Mecklenburg Storm Water Services:** None.
- **Charlotte Water:** See Advisory Comments, Note 2.
- **Engineering and Property Management:** See Advisory Comments, Note 3.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

**OUTSTANDING ISSUES**Land Use

1. The proposed use is inconsistent with the Steele Creek Area Plan recommendation for residential

up to four dwelling units per acre.

**ADVISORY COMMENTS**

2. The closest existing water main is located approximately 250 feet southwest of the southern corner of the property.
  3. Development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance. Property is located in the Wedge; therefore, tree save shall be provided on site.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- 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 Parks and Recreation Review
  - Transportation Review

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