

REQUEST	Current Zoning: R-3 (single family, residential) Proposed Zoning: BD(CD) (distributive business, conditional), with five-year vested rights
LOCATION	Approximately 3.65 acres located on the north side of South Tryon Street between Wrightsville Ferry Road and Grandiflora Drive. (Council District 3 - Mayfield)
SUMMARY OF PETITION	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.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Bill Parks Compton Stor-All Properties, Inc. Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 3

STAFF RECOMMENDATION	<p>Staff recommends denial of this petition.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Steele Creek Area Plan</i> recommendation for residential up to four dwelling units per acre.</p> <p><u>Rationale for Recommendation</u> Staff recommends denial of this petition because:</p> <ul style="list-style-type: none"> • 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.
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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, proposed 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.
 - 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.
- **Existing Zoning and Land Use**
 - The subject property is developed with a single family residential dwelling.
 - On the west side and to the rear of the site is land zoned R-3 (single family residential) and

- either vacant or developed with single family housing.
- Further to the west on South Tryon Street is a dependent living facility zoned INST(CD) (institutional, conditional).
- Immediately to the east are apartments zoned R-17MF(CD) (multi-family residential, conditional). Further east on South Tryon Street are retail and office uses zoned O-1(CD) (office, conditional), B-1(CD) (neighborhood business, conditional), and CC (commercial center).
- Across South Tryon Street are vacant parcels, a hospital, a fire station, a residential home, and a religious institution zoned O-2(CD) (office, conditional) and R-3 (single family residential).
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-025 (pending) proposes to rezone the abutting parcel to the north to R-12MF(CD) (multi-family residential, conditional) for the development of 74 attached dwelling units (townhomes for sale) with a maximum height of 38 feet on a vacant parcel near RiverGate Shopping Center. The BD(CD) (distributive business, conditional) portion will allow a new public street to serve the townhouse community; or accessory uses associated with a climate controlled storage facility on the subject site (rezoning petition 2016-028).
 - Petition 2013-060 rezoned approximately 3.56 acres located on the southeast corner at the intersection of South Tryon Street and Steelescroft Parkway from R-3 (single family residential) to NS (neighborhood services) to allow a 30,000-square foot commercial development with a minimum 10,000 square feet for office uses or a 25,000-square foot commercial development with no office development.
 - Petition 2012-078 rezoned property located at 13600 South Tryon Street from R-3 (single family residential) to INST(CD) (institutional, conditional) to allow for a 110-bed dependent living facility. This property is located to the southwest of the subject property across Wright's Ferry Road.
- **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. CDOT is requesting dedicated right-of-way to accommodate this. 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:** See Outstanding Issues, Note 2.
- **Charlotte Water:** See Advisory Comments, Note 6.
- **Engineering and Property Management:** See Advisory Comments, Note 7.

- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUESLand Use

1. The proposed use is inconsistent with the *Steele Creek Area Plan* recommendation for residential up to four dwelling units per acre

Environment

2. Relocate possible water quality/detention areas to avoid encroachment into existing water quality buffers on the site.

Site and Building Design

3. No architectural commitments have been provided on the site plan. Provide building elevations and/or architectural standards contained in policies of adopted area plan for non-residential buildings (see "Public Plans and Policies" section for a list of policies that should be addressed in this proposal).
4. Provide note that addresses how storm water quality areas will be designed to enhance the overall project.

TECHNICAL ISSUES

5. Label existing/proposed streetscape along South Tryon Street (sidewalk and planting strip, including widths).

ADVISORY COMMENTS:

6. The closest existing water main is located approximately 250 feet southwest of the southern corner of the property.
 7. 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

- 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 Parks and Recreation Review
 - Transportation Review

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