

<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: I-1(CD) (light industrial, conditional)
<b>LOCATION</b>	Approximately 5.67 acres located on the northwest corner at the intersection of Ardrey Kell Road and Community House Road. (Council District 7 - Driggs)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the development of a climate controlled storage facility on a vacant parcel south of Ballantyne and adjacent to Ardrey Kell High School.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Robert D. Ross and Claudia T. Ross Taylor/Theus Holdings, Inc. Jeff Brown, Keith MacVean, Bridget Dixon, Moore & Van Allen
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 16.
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be inconsistent with the <i>South District Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends residential uses at up to three dwellings per acre.</li> </ul> </li> <li>• 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: <ul style="list-style-type: none"> <li>• The proposed site for the storage facility provides an appropriate transition between the adjacent residential and institutional uses due to its location between a major intersection and the athletic fields associated with Ardrey Kell High School; and</li> <li>• The plan provides large building setbacks, building design commitments, extensive undisturbed tree save areas and enhanced landscaped areas along Community House Road and Ardrey Kell Road that minimize the impacts on residential uses in the area; and</li> <li>• The petition limits maximum building height to three stories, not to exceed 40 feet, which is consistent with the maximum base building height allowed in the surrounding R-3 (single family residential) zoning; and</li> <li>• Self-storage facilities have low traffic volume;</li> </ul> </li> </ul> <p>By a 5-0 vote of the Zoning Committee (motion by Wiggins seconded by Labovitz).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 5-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> <li>1. Changed the words "These proposed setback" and "The building setback" at the beginning of the second and third sentence in Note 5a under "Setbacks, Buffers and Screening" to "The provided building setback."</li> <li>2. Removed the words "this buffer may be reduced in width as allowed by the Ordinance as long as any such reduction does not infringe upon the Undisturbed Tree Save Area described in Section 5.b. above" in Note 5c.</li> <li>3. Amended the maximum height of freestanding lighting in Note 10b from 20 feet to 22 feet to accommodate Duke standard lighting heights.</li> <li>4. Deleted the reference to "Wall pak" lighting in Note 10c.</li> </ol>
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5. Provided a maximum width of all “breaks” in the tree preservation along Ardrey Kell Road and Community House Road. At the corner of Ardrey Kell Road and Community House Road there will be a 22-foot break and along Ardrey Kell there will be a 100-foot break for the driveway.
- Transportation
6. Changed the word “adjusted” to “increased” in Note 3c under “Access” related to the planting strip width along Ardrey Kell Road.
- Other
7. Fixed the numbers for “Amendments to the Rezoning Plan” and “Binding Effect of the Rezoning Application” to reflect Note 11 and 12 versus 10 and 11.
  8. Added a section of notes dealing with additional security measures including key pad controlled building entry, limited hours of operation from six am to ten pm, provision for interior and exterior security cameras, and exterior building lighting.

**VOTE**

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

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the rezoning petition. Staff stated there were no outstanding issues and noted that the petition was inconsistent with the adopted area plan. Staff then provided the Zoning Committee with correspondence the City had received through the City Clerk’s office in opposition to the rezoning.

A Commissioner stated that the site was surrounded by the high school and traffic on major roads and the site was not appropriate for single family residential. Another Commissioner pointed out the site design well insulated the building from view and the nearby residential neighborhoods.

A Commissioner, in reference to the opposition correspondence, stated that one major concern that had been expressed was safety but they were not sure the suggested park would be any safer and housing was not feasible. Another Commissioner questioned who would pay for and maintain the suggested park.

The Commissioners also pointed out the limitations on the hours of operations and additional security measures the petitioner committed to on the site plan. They also brought up how self-storage use has changed recently and people often think of metal roll up doors, all opening to the outdoors, instead of the updated and improved self-storage facilities.

There was no further discussion on the petition.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

**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 a climate controlled self-storage facility in a single building up to 135,000 square feet.
  - Limits the maximum building height to three stories not to exceed 40 feet.
  - Prohibits outdoor storage and truck rental associated with the facility.
  - Provides access to the site from a single drive off Ardrey Kell Road.

- Extends the existing east bound left-turn lane through the adjustment of line markings on Ardrey Road to serve the proposed driveway into the site.
  - Replaces the existing sidewalk on Ardrey Kell Road with a new six-foot sidewalk and eight-foot planting strip.
  - Provides a 155-foot building setback along Community House Road and a 95-foot building setback along Ardrey Kell Road. Tree save, limited parking and maneuvering, water quality features and signs may be located with the provided building setback.
  - Provides a 34-foot "Class C" buffer along the site's northern and western property lines abutting Ardrey Kell High School and R-3 (single family residential) zoning.
  - Commits to the preservation of the existing trees surrounding the property except for a 100-foot break to accommodate the proposed driveway and a 22-foot wide break at the corner of the intersection of Ardrey Kell Road and Community House Road to allow clearing of trees for the extension, maintenance and operation of the storm water drainage system. Provides enhanced landscaping including trees, shrubs and ornamental grass at the corner of the intersection of Ardrey Kell Road and Community House Road.
  - Provides supplemental landscaping in the form of shrubs and similar planting materials in areas along Community House Road as generally depicted on the site plan.
  - Provides a number of architectural design standards including building elevations, specifying building materials, prohibition of individual storage unit access from the exterior of the building, provision of clear vision glass at the ground floor and clear vision and/or spandrel glass on the upper floors, and limitation of expanses of blank walls.
  - Sets aside a minimum of 40% of the total site area with existing trees and areas that will be replanted with new trees. A minimum of 30% of the total site will be left as undisturbed tree save area.
  - Commits to a number of conditions for signage including limiting the size of wall signs to 110 square feet of sign area or 5% of the wall to which they are attached, whichever is less and limiting a ground mounted sign to a maximum height of seven feet and 64 square feet in area. The Ordinance allows wall signs up to 200 square feet or 10% of wall area and ground mounted signs 30 feet tall and 100 square feet in area.
  - Provides a section of notes dealing with additional security measures including key pad controlled building entry, limited hours of operation from six am to ten pm, provision for interior and exterior security cameras, and exterior building lighting.
- **Public Plans and Policies**
    - The *South District Plan* (1993) recommends residential up to three dwelling units per acre.
- **TRANSPORTATION CONSIDERATIONS**
    - This site is bordered by a minor thoroughfare and a major thoroughfare near a signalized intersection. CDOT has not identified any negative impacts to the transportation facilities in the area. The site plan as presented complies with CDOT transportation goals to preserve right-of-way along thoroughfares and to improve sidewalks.
    - **Vehicle Trip Generation:**
      - Current Zoning:
        - Existing use: 0 trips per day (based on vacant land).
        - Entitlements: 210 trips per day (based on 17 single family homes) or 3400 trips per day (based on a 123,500-square foot community college building).
      - Proposed Zoning: 340 trips per day (based on 135,000 square-foot indoor self-storage facility).

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

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No comments received.
- **Charlotte Fire Department:** 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 has water system availability for the rezoning boundary via an existing eight-inch water distribution main located near the intersection of Ardrey Kell Road and Community House Road. There is also system availability via an existing 12-inch water distribution main on Community House Road.

Charlotte Water currently does not have sewer system availability for the parcel under review. The closest available sewer main is approximately 260 feet northeast of parcel 229-01-123 on

Pemswood Street. The applicant should contact Charlotte Water's New Services at (704) 432-5801 for more information regarding accessibility to sewer system connections.

- **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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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-hearing staff analysis
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Fire Department 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:** John Kinley (704) 336-8311