

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: I-1(CD) (light industrial, conditional)
LOCATION	Approximately 5.67 acres located on the northwest corner at the intersection of Ardrey Kell Road and Community House Road. (Council District 7 - Driggs)
SUMMARY OF PETITION	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.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Robert D. Ross and Claudia T. Ross Taylor/Theus Holdings, Inc. Jeff Brown, Keith MacVean, Bridget Dixon, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 16.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of the requested technical revisions related to site design, transportation and other minor technical issues.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>South District Plan</i>, which calls for residential use at up to three dwellings per acre.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • 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. • 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. • 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 surround R-3 (single family) zoning. • Self-storage facilities have low traffic volumes.
---------------------------------	--

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 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 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 floor, 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.
- **Existing Zoning and Land Use**
 - The site is currently zoned R-3 (single family residential). It is wooded and undeveloped.
 - Properties to the north and west are zoned R-3 (single family residential) and developed with Ardrey Kell High School and athletic facilities associated with the school.
 - Properties to the east and south across Community House Road and Ardrey Kell Road are zoned R-3 (single family residential) and R-9(CD) (single family residential, conditional) and are developed with single family detached homes and a neighborhood pool.
 - See "Rezoning Map" for existing zoning in the area.
 - **Rezoning History in Area**
 - Petition 2015-078 requested rezoning of this site to BD(CD) (distributive business, conditional) in 2015. The petition proposed up to 105,000 square feet of gross floor area of climate controlled storage uses in a building, and up to 32,500 square feet of gross floor area for medical and general office uses in two additional free-standing buildings. The petition was denied by City Council at its December 14, 2015 meeting.
 - This petition was filed for a more intensive zoning district than the one previously denied, as allowed by the Zoning Ordinance. It proposes an increase in the size of the climate controlled storage facility to 135,000 square feet, eliminates the previously proposed office uses and buildings, removes the proposed access to Community House Road, and calls for preservation of much of the existing tree canopy along the site perimeter.
 - Recent rezonings approved in the area include:
 - Petition 2014-096 rezoned property located east of the subject site, on the north side of Ardrey Kell Road between Community House Road and Blakeney Heath Road, from R-3 (single family residential) to NS (neighborhood services) to allow 30,000 square feet of office and personal service uses.
 - **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 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:** Property is located in the Wedge; therefore, tree save shall be provided on site. Tree save area to be minimum 30 feet wide; no structures will be allowed within ten feet of the tree save area.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

1. Change 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."
2. Remove 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.
3. Amend the maximum height of freestanding lighting in Note 10b from 20 feet to 22 feet to accommodate Duke standard lighting heights.
4. Delete the reference to "Wall pak" lighting in Note 10c.
5. Provide a maximum width of all "breaks" in the tree preservation along Ardrey Kell Road and Community House Road.

Transportation

6. Change the word "adjusted" to "increased" in Note 3c under Access related to the planting strip width along Ardrey Kell Road.

Other

7. Fix the number for Amendments to the Rezoning Plan and Binding Effect of the Rezoning Application to reflect Note 11 and 12 versus 10 and 11.

Attachments Online at www.rezoning.org

- Application
- 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