

REQUEST	Current Zoning: O-1 (office) Proposed Zoning: MUDD-O (mixed use development, optional), with five-year vested rights
LOCATION	Approximately 0.82 acres located on the east side of Johnston Road between Pineville-Matthews Road and Walsh Boulevard. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to allow the redevelopment of the parcel north of NC Highway 51 for a climate controlled storage facility with ground floor office and leasable space.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Joon M. & Lenora Nam The Berry Company, LLC Tony Berry
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to parking, CATS and right-of-way dedication.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>South District Plan</i>, which calls for office uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • The subject site fronts Johnston Road with a large, multi-story parking garage on the property adjacent and to the rear of the site. • The proposed use is compatible with the surrounding uses both from a land use and design perspective. • The proposed multi-level storage building will be designed to resemble an office building and will help screen the view of the exposed parking deck behind it. • The ground floor active uses and 4,000-square foot urban open space will provide an active streetscape along Johnston Road. • The request enhances the pedestrian environment by removing back-of-curb sidewalk and replacing it with an eight-foot sidewalk and eight-foot planting strip.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows a 100,000-square foot storage facility, 1,000-square foot office and 4,000 square feet of leasable space for a total 105,000 square foot building.
 - Provides 4,000 square feet of urban open space between the building and Walsh Boulevard.
 - Proposes a minimum 24-foot setback from the future back of curb with a planting strip and eight-foot sidewalk along Johnston Road and provides an eight-foot planting strip and sidewalk along Walsh Boulevard.
 - Access is provided from Johnston Road via two driveways as depicted on the site plan.
 - Provides conceptual building elevations and specifies building materials as a combination of brick, stucco, synthetic stucco, decorative metal panel and glass.
 - Requests the following optional provisions:
 - Allow wall signage up to 200 square feet or 10% of street facing elevation whichever is less.
 - Allow less than 100% active space along the ground floor, front elevation because of the drive aisles that serve the under-building parking.
- **Existing Zoning and Land Use**
 - The subject property is zoned O-1 (office), and is improved with a vacant building previously

- used as a day care and as a karate studio.
- Abutting to the northeast is a long, four-story parking deck associated with Charlotte Catholic High School, also zoned O-1 (office). Abutting to the southeast is a Walgreen pharmacy zoned NS (neighborhood services).
- Across Johnston Road to the west is the Treva Woods townhouse residential community zoned O-1 (office). Across Walsh Boulevard to the north is an office building for Charlotte Hospice and Palliative Care, zoned O-1 (office).
- Across Pineville-Matthews Road to the south, on both sides of Johnston Road is an office park development zoned O-1 (office), including two branch bank facilities.
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *South District Plan* (1993) recommends office use, with specific language for the NC Highway 51 Corridor concerning traffic congestion: "In general, rezonings for low intensity multi-family and office development should be approved instead of retail development, which will generate significantly more trips than the other uses..."
- **TRANSPORTATION CONSIDERATIONS**
 - This site is located in a Mixed Use Activity Center at the unsignalized intersection of a major thoroughfare and a local street. The current site plan replaces existing, narrow back of curb sidewalk with wider, buffered sidewalk.
 - See Outstanding Issues, Note 5.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Uses: 180 trips per day (based on 5,490-square foot fitness club).
 - Entitlements: 200 trips per day (based on 8,200 square feet of office use).
 - Proposed Zoning: 1,130 trips per day (based on 1,000-square foot office, 4,000-square foot retail and 100,000-square foot storage facility).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See Outstanding Issues, Note 4.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **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:** In relation to the parcel under review, Charlotte Water has water system availability for the rezoning boundary via existing eight-inch water distribution mains located along Johnston Road and Walsh Boulevard. Charlotte Water has sewer system availability for the rezoning boundary via existing eight-inch gravity sewer mains located along Johnston Road and Walsh Boulevard.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Site and Building Design

1. Amend the Development Data Table to change the maximum building height to read "Up to 65 feet."
2. Ensure that parking provided accounts for 4,000 square feet of leasable space at a rate of 1 space per 600 square feet.
3. Amend the elevations to meet Zoning Ordinance Section 9.8503(e) (i) and (ii) related to percentage of glass and expanses of blank walls.

Transportation

4. Provide and construct a new waiting pad for the existing bus stop on Johnston Road according to CATS standard detail 60.01B.
5. Revise the site plan to show right-of-way dedication two feet behind the back of sidewalk or at

the back of sidewalk where the building is located at the back of the walkway.

REQUESTED TECHNICAL REVISIONS

6. Label the building setback on the site plan.
 7. Change the requested zoning from MUDD-CD to MUDD-O, also add five-year vest rights or submit an amended application not requesting five-year vested rights.
 8. Amend the Proposed Uses in the "Development Data Table" and Note 2 Permitted Uses to include the proposed self-storage use, office associated with the storage facility and the uses allowed in the leasable space, which are retail, office, and eating/drinking/entertainment establishments.
 9. Delete Maximum Development from the "Development Data Table" and amend Note 3. Maximum Development should reflect a minimum of 4,000 square feet of retail, eating/drinking/entertainment use, and/or office not related to the storage facility; 1,000 square feet maximum for the office associated with the storage facility; and 100,000 maximum for the storage facility for a total of 105,000 square feet.
 10. Delete parking from the "Development Data Table" and delete Note 8 related to parking because the minimum Zoning Ordinance standard will be used.
 11. Amend "Optional Provision" Note 9 to specify a minimum percentage of active space to be provided along the front elevation.
 12. Delete the black/white elevation and move the building material labels to the renderings on Sheet RZ-2.
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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 Fire Department Review
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 - 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

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