

REQUEST	Current Zoning: O-1(CD) (office, conditional) Proposed Zoning: BD(CD) (distributive business, conditional)
LOCATION	Approximately 3.58 acres located on the east side of South Tryon Street across from Wright's Ferry Road. (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	Rees G. and Retha Russell, Jr. K&H Development, Inc. Jeff Brown, Keith MacVean and Bridget Dixon, Moore & Van Allen, PLLC
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 approval of the petition upon resolution of outstanding issues pertaining to environment and transportation.</p> <p><u>Plan Consistency</u> The petition is inconsistent with the <i>Steele Creek Area Plan</i> recommendation for office, as amended by petition 2016-039.</p> <p><u>Rationale for Recommendation</u> Staff recommends approval of this petition because:</p> <ul style="list-style-type: none"> • The subject property is located on South Tryon Street, between a religious institution and Carolinas Medical Center. • While the proposed indoor climate controlled storage facility is not consistent with the office land use recommended by the plan as amended by petition 2016-039, the use is compatible with the abutting hospital and religious institution. • The petitioner is adhering to a number of community design policy recommendations from the <i>Steele Creek Area Plan</i> which are intended to promote quality non-residential development. These include: <ul style="list-style-type: none"> • Designing transparent openings; • Establishing entrances with pedestrian interest; • Varying horizontal and vertical plane of elevations; • Breaking down the mass of the building.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Allows up to 80,000 square feet of indoor climate controlled storage uses in two (2) buildings connected by a canopy.
 - Limits building height to three stories not to exceed 40 feet.
 - Prohibits outdoor storage and truck rental associated with the climate controlled storage facility.
 - Provides access to the site from South Tryon Street. Proposes an entry/exit gate approximately 100 feet from the right-of-way.
 - Notes a future vehicular or pedestrian access to the adjoining property to the west may be provided if the two property owners can agree on a joint or cross access easement.
 - Dedicates by fee simple conveyance of additional right-of-way along South Tryon Street as noted on the site plan (future right-of-way measured 67 feet from centerline of South Tryon Street), prior to the issuance of the first certificate of occupancy.
 - Prohibits the loading area associated with the proposed facility from being located on the side of Building 1 that faces South Tryon Street.
 - Includes elevations of the proposed buildings.
 - Commits to building materials that will be a combination of the following: glass, brick, stone,

simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (excluding the Building 1 façade on South Tryon), EIFS or wood.

- Prohibits vinyl as a building material except on windows or soffits.
- Commits to additional design requirements pertaining to inclusion of clear vision glass and/or spandrel; prohibition of blank walls exceeding twenty (20) feet in length; and definition of pedestrian entrances via canopies, awnings and/or window features.
- Notes wall signs must utilize individual letters that are LED internally illuminated and will not use box/cabinet signage (other than for the logo sign portion). Digital/reader board type or neon wall signs will not be allowed.
- Proposes one ground mounted sign may be located at the entrance along South Tryon Street; such ground mounted sign shall have a maximum height of nine feet and may not contain more than 64 square feet of sign area. No pole signs will be allowed. Digital/reader board type or neon ground mounted signs will not be allowed.
- Prohibits signs on windows with clear glass vision.
- Proposes signs on non-clear vision glass windows, to be treated as wall signs.
- Provides for detached lighting on the site, except street lights located along public streets, to be limited to 22 feet in height.
- Notes the indoor climate controlled self-storage building will be fully enclosed with access points to the interior storage units to be controlled by key pad entry.
- States hours of access for building will be limited to 6:00 a.m. to 10:00 p.m. EST. Notes that security cameras for the interior and exterior of the building will be provided.
- Identifies location of 35-foot SWIM buffer and 100-year floodplain limits.
- Specifies targeted tree save area location.
- Identifies approximate storm water facility location.
- Provides for a minimum a permanent 20-foot wide access easement through a portion of the 35-foot SWIM (Surface Water Improvement Management) buffer along the entire length of the site's northern boundary for future greenway use. Final location of the easement will be determined during the design development, construction and permitting phases of the project.
- **Existing Zoning and Land Use**
 - The site is developed with a single family structure built in the 1900's. The site was rezoned from R-3 (single family residential) to O-1(CD) (office, conditional) via petition 2016-039 in order to allow up to 45,000 square feet of office and/or other uses in the O-1 (office) district, including a child care facility.
 - East of the proposed site are undeveloped acreage, the Steele Creek Volunteer Fire Department, Carolinas Medical Center (Steele Creek), the Steelescrot mixed-use development (including apartments, offices, and retail), and RiverGate Shopping Center on properties located in a variety of zoning districts.
 - South are undeveloped acreage and single family residential homes zoned R-3 (single family residential).
 - West are a religious institution, undeveloped acreage and attached and detached single family residential communities, City of Charlotte Fire Station 37, and commercial uses; zoned R-3 (single family residential), R-8MF(CD) (multi-family residential, conditional), and B-1 (neighborhood business).
 - North are an assisted living facility, undeveloped acreage, and single family homes zoned INST(CD) (institutional, conditional), R-3 (single family residential), R-17MF(CD) (multi-family, conditional), and BD(CD) (distributive business, conditional).
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-149 (pending) is a site plan amendment request to allow site layout adjustments and modifications to a previously approved non-residential development, allowing up to 90,000 square feet of uses as permitted in the CC (commercial center) zoning district. Uses may include retail, personal services, and office. The site consists of approximately 11.73 acres and is located on the east side of South Tryon Street between Steele Creek Road and Hoover Creek Boulevard.
 - Petition 2016-028 was a request to allow the construction of up to 100,000 square feet of climate controlled storage space on 3.65 acres located on the north side of South Tryon Street between Wrights Ferry Road and Grandiflora Drive. The City Council denied this request on May 16, 2016.
 - Petition 2016-025 rezoned approximately 9.52 acres located on the north side of South Tryon Street, east of Wrights Ferry Road and west of Steelescrot Parkway, for the development of 74 attached dwelling units (townhomes for sale).

- **Public Plans and Policies**

- The *Steele Creek Area Plan* (2012) as amended by rezoning petition 2016-039 recommends office for 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;
 - 17J- Vary horizontal and vertical plane of elevations;
 - 17J- Break down the mass of the building.

- **TRANSPORTATION CONSIDERATIONS**

- The site is located on a major thoroughfare and the trips generated by the proposed use are far fewer than what is currently entitled. The current site plan commits to dedication of public right-of-way for future expansion of bike facilities on South Tryon Street and is providing a wide sidewalk as an overland connector to the greenway. However, the location shown on the site plan is an outstanding issue as it may be in conflict with future bike facilities.
- See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: 10 trips per day (based on existing single family dwelling)
Entitlement: 1,425 trips per day (based upon proposed 45,000 square feet of office and daycare per petition 2016-039)
Proposed Zoning: 200 trips per day (based on proposed 80,000 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 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 currently does not have water system availability via a water distribution main. The closest water distribution main is approximately 200 feet west of the property at the intersection of Wright's Ferry Road and South Tryon Street. The applicant should contact Charlotte Water's New Services at (704) 432-5801 for more information regarding accessibility to water system connections. In relation to the parcels under review, Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located at the northern corner of the parcel.
- **Engineering and Property Management:** See Outstanding Issues, Notes 3 and 4.
 - No trees can be removed from or planted in the right-of-way of South Tryon Street without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact Lewis Hatfield (704-336-4265) at the City Arborist's office for a tree planting permit before planting trees in the NCDOT right-of-way once plans have been approved by the City.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** See Outstanding Issues, Note 5.

OUTSTANDING ISSUESTransportation

1. The petitioner should revise the site plan to show the front of proposed sidewalk at 61 feet from the centerline of the existing road and sidewalk utility easement two feet behind back of sidewalk.
2. The petitioner should show the possible access to the adjacent property to the west.

Environment

3. Show minimum 15 percent tree save area on-site, based on gross acres.
4. The petitioner must submit a tree survey for all trees that are two inches or larger located in the rights-of-way of all three roads. In addition, the survey shall include all trees that are eight inches or larger in the setback of South Tryon Street.

5. Parcel 219-121-12 is adjacent to the Walker Branch Tributary Greenway corridor as indicated on the 2014 Mecklenburg County Park and Recreation Master Plan. We request the petitioner dedicate and convey the 35-foot SWIM Buffer to Mecklenburg County for future greenway use. Mecklenburg County Park and Recreation would like to encourage the Petitioner to meet with us to further discuss the importance of this greenway connection to the development and why the dedication of the 35-foot SWIM Buffer would be necessary.

REQUESTED TECHNICAL REVISIONS

6. The proposed "Class B" buffer should be 30.75 in width if reduced with fence, not 28.5 feet. The "Class C" buffers should be 24 feet wide (not 22 feet) and 18 feet, if reduced with a fence, not 16.5 feet. Revise site plan accordingly.
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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
 - Urban Forestry

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