

REQUEST	Current Zoning: R-3 (LWPA) (single family residential, Lake Wylie Protected Area) and O-1(CD) (LWPA) (office, conditional, Lake Wylie Protected Area) Proposed Zoning: BD(CD) (LWPA) (distributive business, conditional, Lake Wylie Protected Area) with five-year vested rights
LOCATION	Approximately 5.96 acres located on the northwest quadrant of the intersection of Old Plank Road and Brookshire Boulevard. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow the development of a 100,000-square foot self-storage facility and accessory management office on a vacant parcel that is located adjacent to Brookshire Boulevard near the Coulwood neighborhood.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Robert C. Puckett and Steven R. Mozeley Robert C. Puckett and Steven R. Mozeley Brian Uptown, The ISAACS Group P.C.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be inconsistent with the <i>Northwest District Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends office and residential uses for this site. • 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"> • The subject property is located at the intersection of Brookshire Boulevard and Plank Road, and the majority of the site is currently zoned for office use; and • The properties to the north and south of the site are zoned predominately for non-residential uses; and • A low impact commercial use, such as self-storage, is appropriate for this site because: <ul style="list-style-type: none"> a) The site plan associated with the proposed development visually buffers the site from Brookshire Boulevard and the residential properties located on the eastern side of the highway through the use of a fence with screening shrubs. This treatment is in addition to the preservation of the trees within the right-of-way along the Brookshire Boulevard frontage; b) Along the western side of the property, a creek along with a 57-foot buffer will provide protection for the adjacent single family properties; and c) The proposed buildings fronting on Old Plank Road are designed to look like office buildings, with windows, changes in materials and architectural features to break up building walls. These buildings will screen the more traditional storage buildings;
	By a 7-0 vote of the Zoning Committee (motion by Majeed seconded by Watkins).

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications: <u>Site and Building Design</u> 1. Note has been added and labeled on the plan that a 30-foot "Class B" buffer will be provided along Brookshire Boulevard.
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	<p>2. A note has been added that no signage will be allowed along Brookshire Boulevard.</p> <p>3. Signage request along Brookshire Boulevard has been removed.</p> <p>4. A note has been added and the proper width show on the site plan that excludes the 15-foot sanitary sewer easement from the required buffer width on the western side of the property.</p> <p>5. The overhead electrical poles and lines and easements have been shown on the plan.</p> <p><u>Transportation</u></p> <p>6. The site plan has been revised to illustrate and a note has been added that old Plank Road as it approaches Brookshire Boulevard will be remarked with a 100-foot, six-inch solid white line to provide for two 10-foot wide travel lanes, a through-left lane and a right-turn lane, each with marking and signing as appropriate.</p> <p><u>Environment</u></p> <p>7. The required stream buffers have been shown and labeled on the site plan. Buildings have been adjusted to meet the requirements.</p> <p>8. A note has been added that the site will comply with the Tree Ordinance.</p>
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VOTE

Motion/Second: Wiggins / Fryday
 Yeas: Fryday, Lathrop, Majeed, McClung, Spencer, Watkins, Wiggins
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff noted that this petition is inconsistent with the *Northwest District Plan*. Staff reviewed the petition and noted all the outstanding issues have been addressed. There was no further discussion of this petition.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
 (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 The site plan accompanying this petition contains the following provisions:
 - Allows a maximum 100,000 square feet devoted to a self-storage facility, facility's rental and management offices, and accessory uses.
 - No outdoor storage will be permitted.
 - Building elevations provided for the two buildings along Old Plank Road.
 - Limits buildings to one story and provides building elevations with material annotations.
 - 30-foot buffer, including a fence, will be provided along Brookshire Boulevard.
 - 57-foot "Class A" buffer will be provided along the western property edge.
 - A solid screening fence with the finished side toward the adjacent property will be provided along the western property line.
 - Detached signs limited to 50 square feet and ground mounted along Old Plank Road.
 - No detached signage will be allowed along Brookshire Boulevard.
 - Eight-foot planting strip and five-foot sidewalk provided along Old Plank Road.
 - Road improvements at the intersection of Old Plank Road and Brookshire Boulevard.
 - Identifies potential tree save area.
 - Maximum height of any freestanding lighting to be 21 feet.
 - Compliance with the Lake Wylie Protected Area Watershed regulations.
- **Public Plans and Policies**
 - The *Northwest District Plan* (1990) recommends single family residential and office development, as amended by a 2004 rezoning.

• TRANSPORTATION CONSIDERATIONS

- The site is located on Old Plank Road, a major collector, adjacent to the unsignalized intersection with Brookshire Boulevard. The current site plan incorporates the future cross section of Old Plank Road along the site frontage. CDOT requests a minor signing and marking improvement at the nearby intersection.
- **Vehicle Trip Generation:**
Current Zoning:
 - Existing Use: 0 trips per day (based on vacant site).
 - Entitlement: 155 trips per day (based on 3 residential dwelling units and 3,500 square feet of office).Proposed Zoning: 250 trips per day (based on 100,000 square feet of mini-storage).

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:** The site has water and sewer system availability for the rezoning boundary via an existing eight-inch water main along Old Plank Road. An eight-inch sewer main is located along Old Plank Road and ten-inch main along the northwestern border of the subject property.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326