

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

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site design and technical issues.</p> <p><u>Plan Consistency</u> The proposed self-storage use is inconsistent with the <i>Northwest District Plan</i> recommendation for office and residential use of this site.</p> <p><u>Rationale for Recommendation</u></p> <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. • The properties to the north and south of the site are zoned predominately for non-residential uses. • A low impact commercial use, such as self-storage, is appropriate for this site because: <ul style="list-style-type: none"> • 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; • 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 • 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.
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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.
- 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.
- Detached signs along Brookshire Boulevard will be ground mounted.
- Eight-foot planting strip and five-foot sidewalk provided along Old Plank Road.
- Identifies potential tree save area.
- Maximum height of any freestanding lighting to be 21 feet.
- Compliance with the Lake Wylie Protected Area Watershed regulations.
- **Existing Zoning and Land Use**
 - The portion of the subject property closest to the intersection is zoned R-3 (single family residential) and is vacant.
 - The remainder of the site was rezoned to O-1(CD) (office, conditional) under petition 2004-010 to allow the development of a 3,500-square foot building for general and medical office uses, but the building was not constructed and that portion of the site is also vacant.
 - The surrounding property to the north, east and west of the site is zoned R-3 (single family residential) and is developed with residential structures or is vacant.
 - The property to the south is zoned B-1(CD) (neighborhood business, conditional) and is vacant.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2008-112 rezoned property located south of the subject site to B-1(CD) (neighborhood business, conditional). This petition allowed for the development of 55,000 square feet of retail, 192 multi-family residential units, and a pre-kindergarten school for Charlotte-Mecklenburg Schools.
- **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.
 - See Outstanding Issues, Note 4.
 - **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:** See Requested Technical Revisions, Notes 5 and 6.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Site and Building Design

1. Label and note that a 30-foot "Class B" buffer will be provided along Brookshire Boulevard.

2. Add a note that no signage will be allowed along Brookshire Boulevard.
3. Remove proposed signage allowances along Brookshire Boulevard.
4. Note the width of the "Class A" buffer so that the 15-foot sanitary sewer easement is not included.
5. Show the overhead electrical distribution poles and lines on the site plan and associated easements.

Transportation

6. The petitioner should revise the site plan to illustrate and add a conditional note 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 markings and signing as appropriate.

REQUESTED TECHNICAL REVISIONS

Environment

7. Please show and label required stream buffers on the site and adjust construction/development limits as necessary to comply with stream buffer requirements.
 8. Add note stating the site development will comply with the Tree Ordinance.
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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
 - 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