

<b>REQUEST</b>	Current Zoning: O-1 (office) Proposed Zoning: MUDD-O (mixed use development, optional) with five-year vested rights.
<b>LOCATION</b>	Approximately 7.0 acres north of Little Avenue on the west side of Carmel Road. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	The petition proposes the redevelopment of an office site, in the Carmel/Highway 51 activity center, in two phases for climate controlled self-storage and other non-residential uses allowed in the MUDD (mixed use development) district.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Carmel Road, LLC RED Partners Walter Fields, Walter Fields Group, Inc.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 21.
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be inconsistent with the <i>South District Plan</i>, based on the information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends office uses for the subject property</li> </ul> </li> <li>• 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"> <li>• The subject property is located within the area designated as the Carmel/Highway 51 Mixed Use Activity Center, a priority area to accommodate future growth in an urban, pedestrian-oriented development form; and</li> <li>• The site fronts Carmel Road in an area of mixed use including substantial multi-family and office development and other non-residential properties; and</li> <li>• The proposed non-residential uses, including retail uses, while inconsistent with the specific plan recommendation, add to an existing mixed use environment. The rezoning would support the continuation of the existing uses, and retain the existing building until it is redeveloped as part of a future phase; and</li> <li>• The proposed uses include climate-controlled self-storage. Climate self-storage use is generally considered compatible with office and retail uses but has a less intense vehicular impact than retail and office uses; and</li> <li>• The proposed site plan sets up a future street network, appropriate for a mixed use activity center, by providing private streets, designed to public standards, which stub to adjacent properties for future connections and connectivity;</li> </ul> </li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Fryday seconded by Spencer).</p>

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition upon the resolution of the outstanding issues related to transportation and ground floor use in the storage building.</p> <p>The following items have been addressed:</p> <ol style="list-style-type: none"> <li>1. Added the following language to the end of note 3 Permitted Uses: "Except that new buildings constructed on the site shall be oriented to the private streets and no off-street parking will be permitted between the buildings and the private street, as</li> </ol>
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generally depicted and except as allowed in the Optional Requests.”

2. Amended the first optional provision related to ground floor uses for the self-storage facility to specify that for the façade of Building 2, facing private street segment 1, 50% of the ground floor façade will include building entry and office space associated with the storage facility.
3. Amended the rendering of the building elevation to provide a pattern of architectural glazing systems and sun shading devices along upper floors of the west elevation internal to the future proposed building similar to what is provided on the north elevation.
4. Added an optional provision requesting the elimination of ground floor uses in Buildings 2 and 3 along the facades facing street segment 4.
5. Removed the last optional provision requesting relief from 50% doors and windows along street fronts for storage buildings.
6. Modified the building envelope to align with the buildings as shown on the site plan.
7. Provided a conceptual landscaping plan with corresponding streetscape and landscaping note 7b.
8. Deleted note 6j related to drive-through service windows for financial institutions because an optional provision is required in MUDD to allow drive-through service windows.

#### Transportation

9. Modified all private street cross-sections to provide a minimum six-foot sidewalk on both sides according to the local office/commercial wide standard. A seven-foot sidewalk will be provided with on-street parking and eight-foot planting strip consistent with MUDD District.
10. Added a note to the Transportation Section that states: “Private streets shown are network required per the Subdivision Ordinance and shall be built to the local office/commercial wide standard (as modified on detail included). Streets may be public or private. A public access easement shall be recorded providing public ingress/egress use of the private streets.”

#### **REQUESTED TECHNICAL REVISIONS**

##### Site and Building Design

11. Enumerated the “Optional Provisions.”
12. Labeled and provided the dimensions of the planting strips and sidewalks along all four private street segments, as shown on the modified detail.
13. Revised the site plan to clarify where building six could be located.
14. Provided clarification of improvements and buildings to be constructed or to remain in the phasing note 13.
15. Amended the note 6b under Architectural Standards related to building height to change the last sentence to change “three stories or 65 feet” to “three stories and not to exceed 65 feet.”
16. Remove the second part of the first sentence of optional provision 4a and the last sentence of optional provision 4c and combine them into a new optional provision 4d that states “The petitioner seeks optional approval to allow parking and circulation between the existing building and internal streets and Carmel Road, between proposed Building 2 and Carmel Road and between proposed Buildings 4, 5, and 6 and Carmel Road.”

##### Transportation

17. Provided a modified cross-section detail on the site plan in order to inform reviewers during permitting.
18. Amended notes 5e and 5g under Transportation to clarify the improvements will be completed with Phase 1.

**VOTE**

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

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and the changes since the hearing. Staff noted that the petitioner resolved several of the issues listed in the Zoning Committee agenda and two items, one related to transportation and one related to ground floor use in the storage building remained. Staff stated that the petition is inconsistent with the adopted plan recommendation for office.

Zoning Committee members asked for more information on transportation's outstanding issues related to the request for a two-foot sidewalk utility easement along Carmel Road. CDOT staff explained that although it is not an ordinance requirement, sidewalk utility easements are a common request because the easement provides space for CDOT to maintain the sidewalk.

Zoning Committee members also asked for more information related to planning's request to provide ground floor use within building 3, the second storage building to be constructed. Planning staff explained that the MUDD district requires commercial, non-storage related uses along the ground floor of storage buildings facing public streets. Staff noted that while the internal streets were private they are network required and as a result must be built to public standards and designed like a public street. Staff agreed to an optional provision to eliminate the requirement along the street going to the south, between the storage buildings and agreed to the optional request for the first storage building allowing only 50% of the first floor facing the east/west street to be activated with office, entry and hallway use serving the storage building.

Staff feels that as the project builds out and other development occurs in the area the activity will be present in the area to support the ground floor uses in the second building. Staff referenced correspondence from the petitioner indicating their desire eliminate the requirement because they believe the activity will not be present if the buildings are developed as storage uses.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
 (Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposes the redevelopment of the site in phases. The initial phase will include the construction of a conditioned storage building (building 2) with a portion of the existing building on the site to remain. Other development/redevelopment will occur on the site in future phases. The proposal allows the reuse and/or replacement of existing buildings with new buildings and parking.
- Allows a maximum of six buildings on the site with the ultimate plan:
  - Building 1 - non-residential uses located at Carmel Road;
  - Buildings 2 and 3 - self-storage uses located at the southwestern corner of the site; and
  - Buildings 4, 5 and 6 - non-residential uses located at the northwestern corner of the site.
- The petition allows all uses permitted in MUDD (mixed use development) zoning district (including retail, office and eating, drinking, entertainment establishments) except residential uses and several other more intense uses and auto oriented uses.
- Allows up to 200,000 square feet of climate controlled self-storage uses and 115,000 square feet of other non-residential uses.
- Specifies a maximum building height of 50 feet for the storage buildings. Building 1 is limited to

- one story and Buildings 4, 5 and 6 are limited to three stories and not to exceed 65 feet.
- Provides two new private streets, designed to public standards, one from the northern property line to the southern property line and another from the western property line connecting to Carmel Road. Completion of the street network is tied to phased development of the site.
  - Provides a conceptual landscaping plan.
  - Specifies the allowed building materials for the storage buildings and provides conceptual elevations to depict the overall scale and character of the proposed buildings. Prohibits the use of rooftop mechanical equipment beyond what is required by code on new buildings.
  - Limits the hours of operation and access hours for the proposed storage buildings.
  - Allows outdoor seating between the proposed Building 1 and the sidewalk along Carmel Road.
  - Specifies that pedestrian scale lighting not to exceed 18 feet in height will be provided along internal streets as they are constructed.
  - Street trees will be provided along Carmel Road and along internal streets and will be installed as new buildings are constructed.
  - Limits the height of freestanding lighting to 25 feet and utilizes full cut-off luminaries.
  - Requests the following optional provisions:
    - Elimination of ground floor uses in Buildings 2 and 3 along the facades facing street section 4.
    - Modification of the requirement for ground floor uses for the self-storage facility to specify that for the façade of Building 2, facing private street segment 1, 50% of the ground floor façade will include building entry and office space associated with the storage facility and elimination of the requirement for ground floor uses for building 3 along the façade facing street section 3.
    - Allow parking and circulation between the buildings and the public street to accommodate reuse and redevelopment of the existing building on the site.
    - Allow the proposed parallel drop-off lane to be located at the front of the storage buildings, between the buildings and the internal streets.
- **Public Plans and Policies**
    - The *South District Plan* (1993) recommends office uses for the subject parcel.
  - **TRANSPORTATION CONSIDERATIONS**
    - This site is located on a major thoroughfare just north of the signalized intersection with Pineville-Matthews Road. The current site plan commits to a wide planting strip to accommodate a future bike lane and a private street network that will be developed when new buildings are constructed.
    - Outstanding issue: Note 1.
    - **Vehicle Trip Generation:**
      - Current Zoning:
        - Existing Use: 2,890 trips per day (based on 37,800 square feet of office, 11,880 square feet of retail and 4,400 square feet of restaurant uses).
        - Entitlement: 2,890 trips per day (based on 37,800 square feet of office, 11,880 square feet of retail and 4,400 square feet of restaurant uses).
      - Proposed Zoning: 3,350 trips per day (based on 200,000 square feet of self-storage, 106,000 square feet of office, 5,000 square feet of retail and 4,000 square feet of restaurant 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 on-street parking on roads with less than 26 feet clear width. See [Charlottefire.org](http://Charlottefire.org) for other requirements.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 12-inch water distribution main located along Carmel Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Carmel Road.
- **Engineering and Property Management:** No issues.
  - **Arborist:**
    - No trees can be planted in the right-of-way of Carmel Road without permission of the City

Arborist's office.

- The petitioner must submit a tree survey for all trees two inches or larger located in the rights-of-way. In addition, the survey must include all trees eight inches or larger in the setback.
  - **Erosion Control:** No issues.
  - **Land Development:** No issues.
  - **Storm Water Services:** No issues.
  - **Urban Forestry:** This site must comply with the tree ordinance.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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## OUTSTANDING ISSUES

### Transportation

1. Amend the site plan to show a sidewalk utility easement two feet behind the proposed sidewalk along Carmel Road.

### Site and Building Design

2. Amend optional provision 4a to clarify that Building 3 will comply with the MUDD requirements for ground floor uses for the façade facing street segment 3.
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## Attachments Online at [www.rezoning.org](http://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
    - City Arborist Review
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

**Planner:** John Kinley (704) 336-8311