

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-041

Property Owner: Edwin & Margaret Powe and Ricky & Christy Carter

Petitioner: Landmark Development Partners, LLC

Location: Approximately 4.53 acres located south of Tuckaseegee and east of Little Road

Request: B-1(CD), LLW-PA neighborhood business conditional district and R-3 LLW-PA, single family residential to BD(CD), LLW-PA , business distributive conditional district and O-1(CD), LLW-PA office conditional district all with in the Lower Lake Wylie Protected Area.

Summary

This petition proposes to develop a 75,000 square foot self-storage facility and 5,000 square foot office. This property is located in the LLW-PA, Lower Lake Wylie Protected Area.

Consistency and Conclusion

This request is inconsistent with the *Southwest District Plan* and is not recommended for approval. If this petition is considered for approval the outstanding site plan issues should be addressed.

Existing Zoning and Land Use

The properties to the north of the site are zoned R-3, along Tuckaseegee Road and B-1(CD) at the corner of Tuckaseegee and Little Rock Road. The properties to the south are a mixture of B-1 (CD) and residential. A single-family subdivision within R-3 zoning is located to the east of the property.

Rezoning History in Area

The most recent rezoning in the immediate area was in 1999 for the property on the northwest corner of the intersection of Tuckaseegee and Little Rock Road. This rezoning was for a convenience store and staff was opposed to the request. Petition 1990-018 rezoned the western 2/3 of the request to B-1(CD) for up to 20,000 sf of any B-1 uses permitted by right and under prescribed conditions.

Public Plans and Policies

- Currently the Zoning Ordinance identifies this area within the *Airport Noise Disclosure Overlay District*. The Building Standards Department shall include notice with every building permit and certificate of occupancy issued for residential construction and use located in the overlay district.
- The 2005 noise contours identified this area *outside* the *LDN 65-70 Noise Zone*.
- The *Southwest District Plan (1991)* provides current land use policy for the area that recommends single-family land uses up to 4 DUA at this location.
- The *Northwest District Plan (1990)* provided former land use policy for the area that recommended single-family land uses up to 4 DUA at this location.
- Petition 1990-018 rezoned the western 2/3 of the request, along Little Rock and Tuckaseegee Roads, to B-1(CD) for up to 20,000 square feet of any B-1 uses permitted by right and under prescribed conditions. The petition outlined this rezoning as a Neighborhood Convenience Center.
- The *General Development Policies (2003)* are not applicable to this request.

Proposed Request Details

The proposed request will allow the development of a 75,000 square foot self-storage facility and 5,000 square feet of non-associated office space. The self-storage facility is not permitted in the current zoning district. The site plan accompanying this petition shows the location of one driveway along Little Rock Road and two on Tuckaseegee. One drive on Tuckaseegee is for the self-storage and one is for the office. The two sites are not connected. Conditions limit the height of lighting and some of the sizes of signs.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 4,600 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 350 trips per day. This will have a minor impact on the surrounding thoroughfare system and the conditional site plan is acceptable.

CATS. CATS acknowledges receipt of the revised site plan and the petitioner's willingness to provide sidewalks along Tuckaseegee Rd. CATS has no further comments at this time.

Storm Water. Storm Water Services comments have been addressed.

School Information. This petition will not affect the school system.

Outstanding Issues

Land Use. This request is inconsistent with both the *Southwest District Plan*, which recommends up to 4 dwelling units per acre and amount of B-1 uses approved in Petition 1990-018. The intersection of Little Rock and Tuckaseegee Roads is developed with neighborhood serving retail uses with higher intensity highway commercial uses along I-85. This request is also inappropriate since approximately 12 acres fronting Business Center Drive located off Little Rock Road is currently vacant and zoned BD.

Site plan. The following site plan issues are outstanding:

- Wall signs for the self-storage would be limited to 75 square feet per street. Detached sign should be a maximum of 4 feet in height and 32 square feet.
- Provide 17.5 % of the site as tree save area.
- The correct buffer width should be shown between the B-D property and the residential property to the south.