

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 59

Property Owner: Jonesville AME Zion Church

Petitioner: Self Storage Development, LLC

Location: Approximately 5.6 acres located east of the intersection of Annalexa Lane and Ballantyne Commons Parkway.

Request: R-3, single-family to BD(CD), business distributive conditional.

Summary

This request proposes to rezone 5.6 acres from R-3 to BD(CD) to allow a 125,000 square foot self storage building up to sixty feet in height.

Consistency and Conclusion

This proposed request is not consistent with the Providence Road/I-485 Area Plan Update which recognizes the existing institutional zoning. In addition, it is not compatible with the surrounding residential uses and therefore not appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned R-8MF(CD), R-12MF(CD), and CC and are occupied by multi-family developments and retail uses.

Rezoning History in Area

There have been no rezonings within the last four years in the immediate vicinity.

Public Plans and Policies

Providence Road/I-485 Area Plan Update (adopted 2000). This plan shows the subject property as institutional based on its use as a church. Because the church was in place, the plan did not make any further recommendations for this site.

Proposed Request Details

This request proposes to rezone 5.6 acres from R-3 to BD(CD) to allow a 125,000 square foot self storage building up to sixty feet in height. The site plan also includes the following:

- The building will be constructed in multiple phases with predominate building material being EFIS.

- The building height will be sixty feet.
- The cemetery will remain on the site and an easement will be established for access.
- The hours of operation have been limited, but customers may have access to the facility during non-operating hours with a key card.
- The site plan indicates alternate buffers to utilize existing off site buffers and existing vegetation within the cemetery site.
- The site plan indicates wall signs on three sides of the building with each being one hundred square feet in size and a detached size eight feet in height with a sign face area of fifty square feet.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 150 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 330 trips per day. This will have a minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

CATS. CATS had no comment regarding this petition.

Storm Water. Storm Water Services is requesting that the petitioner revise the storm water notes as indicated on the attached memo.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. This request is not consistent with the Providence Road/I-485 Area Plan Update which recommends an institutional use at this location.

Site plan. The following site plan issues are still outstanding:

- The petitioner should label all buffers as “Woodland” and add the definition to the site plan.
- The building should be constructed of brick with windows on all four sides so it appears to be an office building and is more compatible with the surrounding construction.
- The rear building elevations shows future tree planting that should be reflected on the landscape plan.
- The size of the detached sign should be reduced to four feet in height and thirty square feet in area.
- The petitioner should secure alternate buffer approvals prior to a decision being made on this request.
- Storm Water issues should be addressed.
- CDOT comments should be addressed.