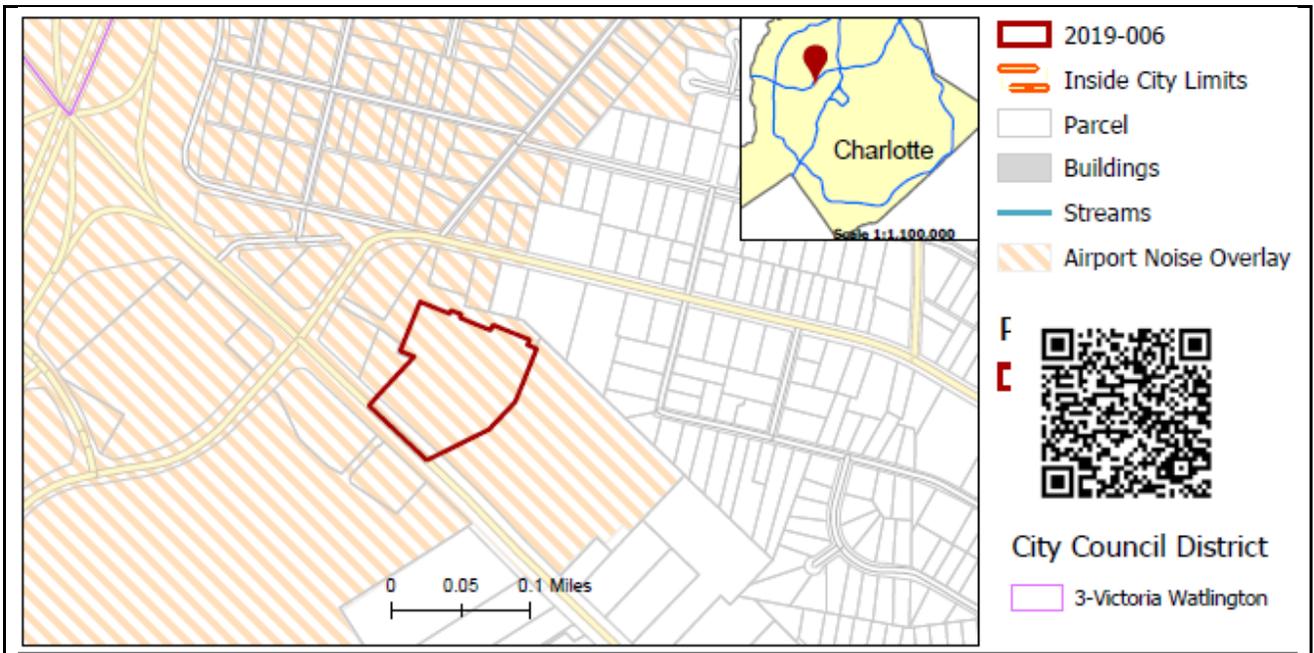


REQUEST

Current Zoning: B-1SCD AIR (shopping center, airport noise overlay)
Proposed Zoning: BD(CD) AIR (distributive business, conditional, airport noise overlay) and B-2(CD) AIR (general business, conditional, airport noise overlay)

LOCATION

Approximately 4.63 acres located on the east side of the intersection of Freedom Drive, Ashley Drive and Tuckaseegee Road. (Council District 3 – Watlington)



SUMMARY OF PETITION

The petition proposes to reuse a portion of Freedom Mart Shopping Center to allow U-Haul truck and trailer rental operation with mini storage. Freedom Mart is located on the east side of Freedom Drive, south of Interstate 85.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Amerco Real Estate Company
Amerco Real Estate Company
Stephany Sheekey

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 4

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition in its current form.

Plan Consistency

The petition is **inconsistent** with the *Central District Plan* recommendation for retail uses for the site. While the use is a general business, self-storage facilities, particularly those with outdoor storage are not considered true retail uses.

Rationale for Recommendation

- The proposed rezoning petition seeks to adaptively reuse an existing building, which has been vacant for many years.

- Distributive Business is considered a Business Zoning District, but the overall use is not generally considered retail, which is recommended for this site, as well as all parcels fronting Freedom Drive on both sides of the street from Interstate 85 to Camp Greene Street.
- The proposed use of the parking lot for display of rental equipment will activate a vast asphalt parking lot area along a major thoroughfare that is currently vacant and underutilized. However, this is more in line with industrial/non-retail uses which does not meet the intent of the Central District Plan.
- Page 89 of Central District Plan reads: "...the Freedom Drive corridor functions as a regional mixed use center.... The west side of town needs the shopping opportunities provided along Freedom Drive. Redevelopment of properties for industrial uses would diminish the retail possibilities for the corridor."
 "Plan Recommendation: Promote redevelopment of Freedom Drive principally as a general business (B-2) corridor."

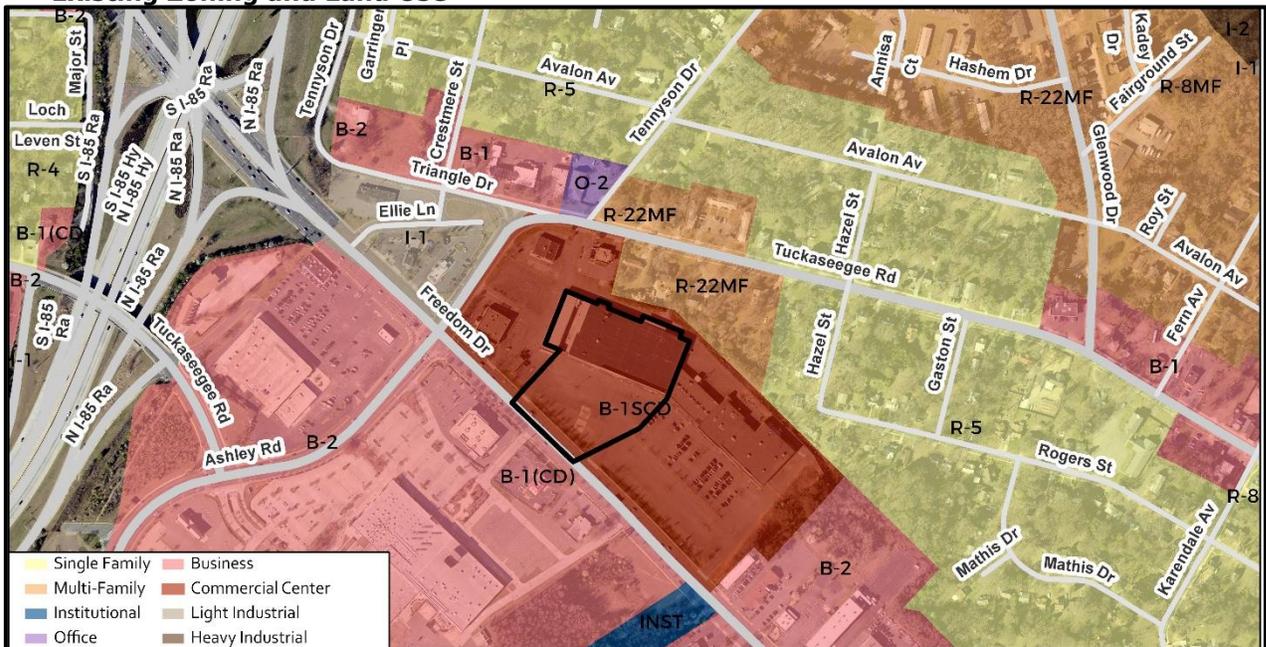
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Reuse a portion of an existing shopping center to allow a ~~truck and trailer rental operation with office and indoor storage.~~ Warehousing in an enclosed building and truck/trailer rental.
- Specifies site may be developed with one primary building that may include office and management, retail sales of moving and towing accessories, service and installation of towing
- Notes building height is limited to height of existing building not to exceed 40 feet.
- Reconfigure portion of an existing parking lot in front of building to accommodate associated outdoor mini storage, truck/trailer shunting lanes, loading spaces, and parking areas.
- Access site via Freedom Drive and Tuckaseegee Road.
- Illustrates 25 feet right-of-way along Freedom Drive frontage and right-of-way (6.28 feet and 12.5 feet) along Tuckaseegee Road frontage to be dedicated to NCDOT.
- Notes decorative pedestrian scale lights will be provided along the main internal private drives.

• **Existing Zoning and Land Use**

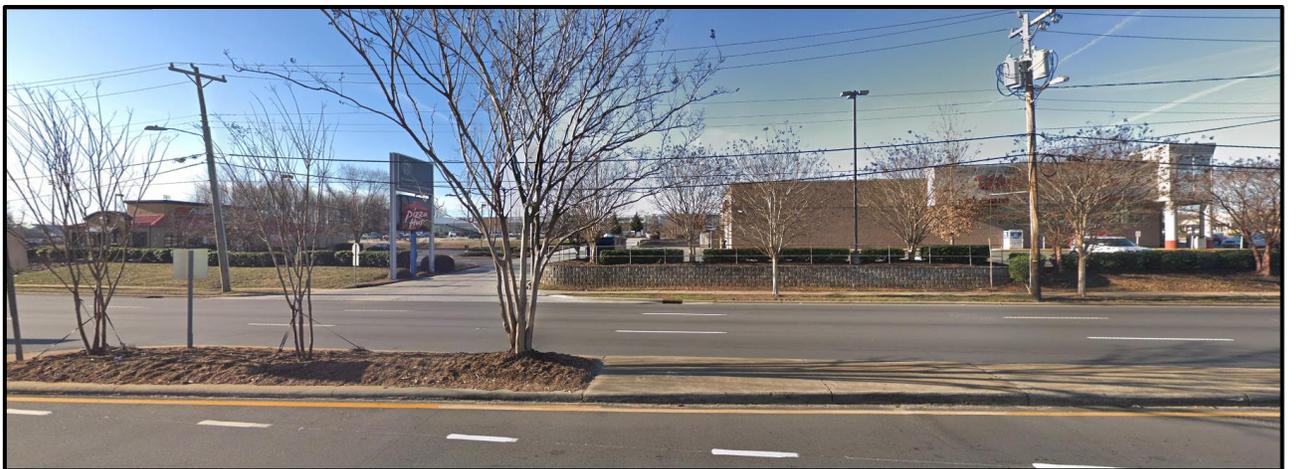


- The site is part of Freedom Mart, which was rezoned from I-1 (light industrial) to B-1SCD (shopping center) via petition 1987-074, to allow all uses in the B-1SCD in an existing 158,000

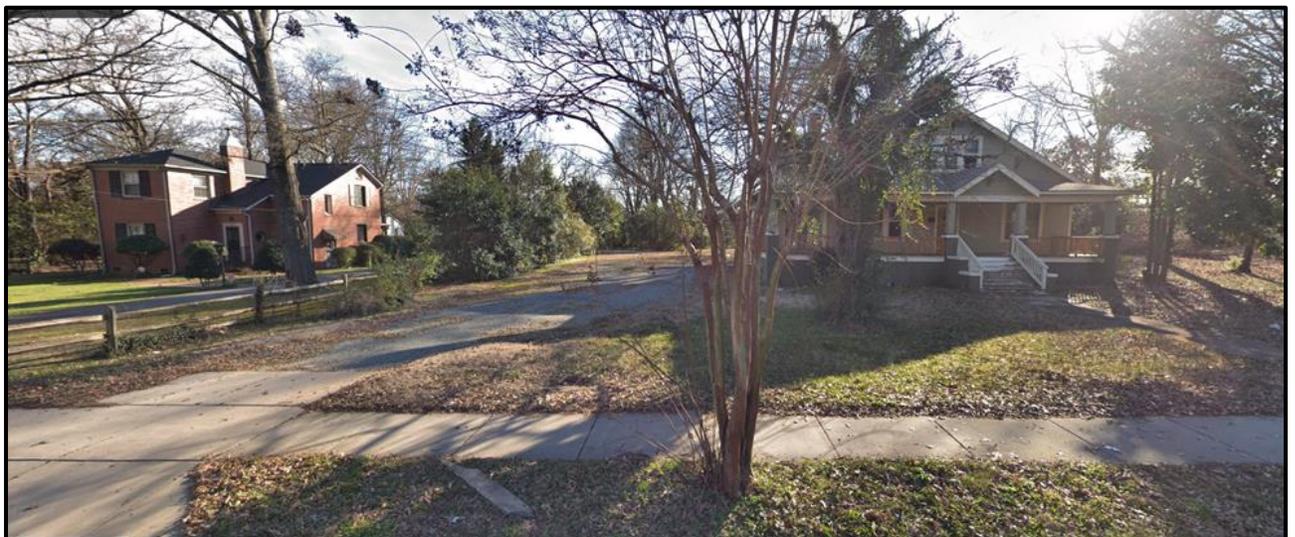
square foot building, while also accommodating a 13,600 square-foot expansion and 2 freestanding buildings. The site is immediately surrounded by a mix of residential neighborhoods, retail, office, institutional, and industrial uses in various zoning districts.



The rezoning site is part of an existing shopping center.

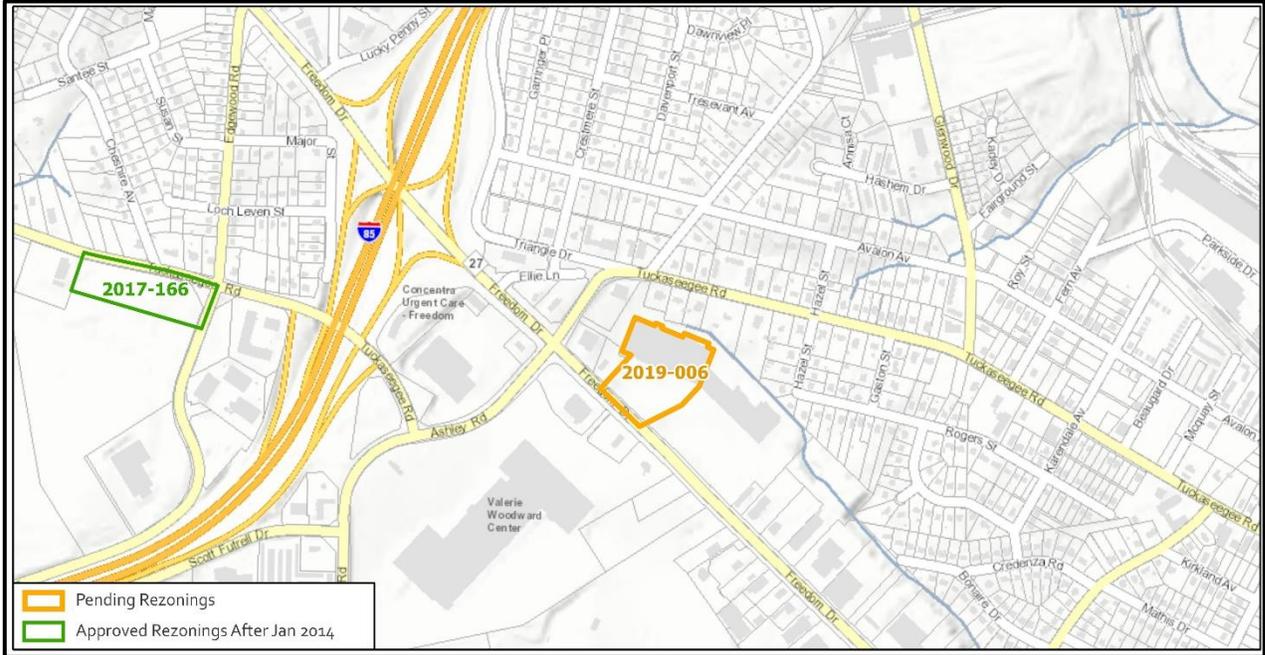


Across Freedom Drive are retail and institutional uses including the Valerie Woodward Center.



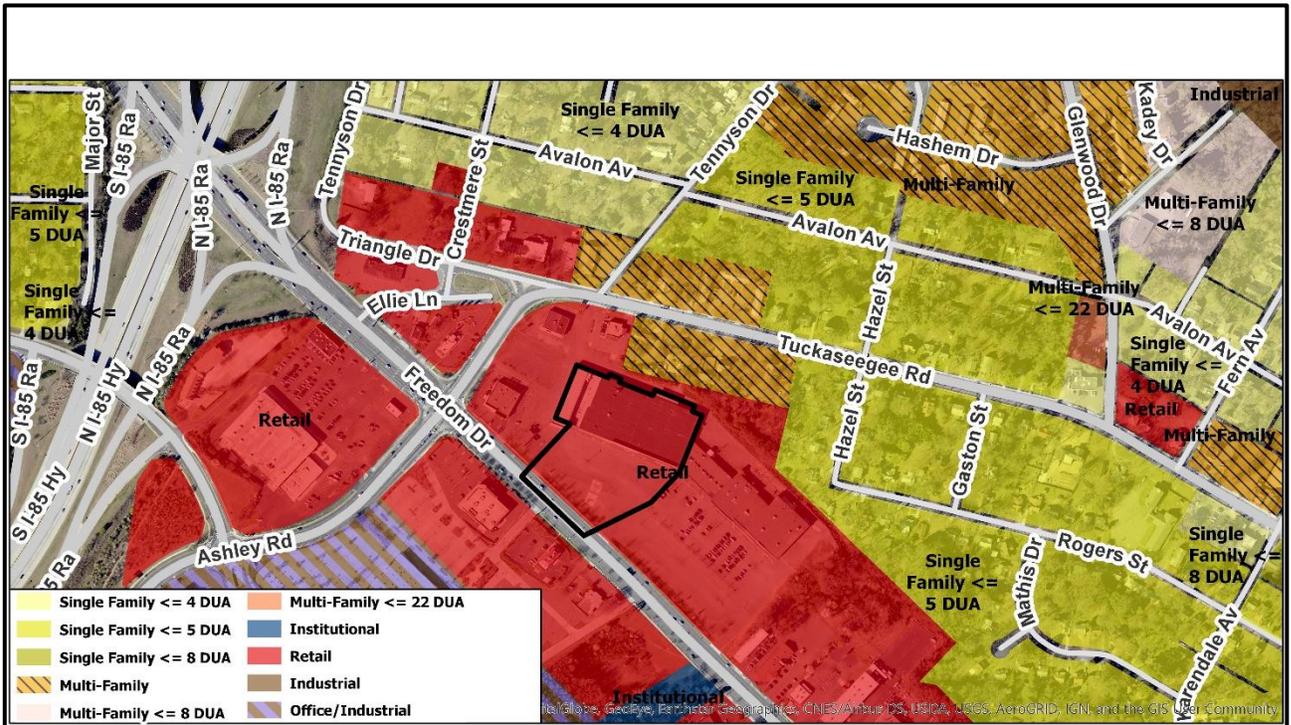
North of the site are single family residential homes.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-166	I-1(CD) SPA AIR (light industrial, conditional, site plan amendment, airport noise overlay) for 3.22 acres to remove a restriction prohibiting access onto Tuckaseegee Road, and to allow a 50,000-square foot potential building envelope, car parking or maneuvering in an area identified as tree save.	Approved

• **Public Plans and Policies**



- The adopted future land use for this site recommends retail uses as per the *Central District Plan* (adopted 1993).

- The parcels fronting Freedom Drive from Interstate 85 to Camp Green are all recommended for retail uses.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the intersection of a Class III Major Thoroughfare and a major thoroughfare. The existing streetscape along the road frontage meets the City's goals.
 - ~~See Outstanding Issues, Note 1.~~ **Addressed.**
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 3,140 trips per day (based on 83,280 square feet of retail (petition 1987-074)).
 - Proposed Zoning: 130 trips per day (based on 83,280 square feet mini warehouse).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main located along Tuckaseegee Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Freedom Drive and via an existing 8-inch gravity sewer main located within the rezoning boundary.
- **Engineering and Property Management:**
 - **Arborist:** No outstanding issues.
 - **Erosion Control:** No comments submitted.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** ~~See Outstanding Issues, Note 2.~~ **Rescinded.**
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

- ~~1. The intersection of Tuckaseegee Road, Triangle Drive and Freedom Drive has been identified for future realignment and intersection improvements. Revise the site plan and conditional note to show dedication of right-of-way, fee simple: 75 feet from centerline of Tuckaseegee Road at driveway closest to Freedom Drive intersection.~~ **Addressed.**

Infrastructure

- ~~2. This property drains to Irwin Creek, which is an impaired/degraded stream, and may contribute to downstream flooding. This project has the opportunity to mitigate future impacts to this stream, therefore, Storm Water recommends placing the following notes on the plan:~~

~~(I) Storm Water Quality Treatment~~

~~For defined watersheds greater than 24% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.~~

~~(II) Volume and Peak Control~~

~~For defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.~~

~~For commercial projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.~~

For residential projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. **Rescinded.** See advisory comments regarding storm water quality treatment and volume and peak control at www.rezoning.org.

REQUESTED TECHNICAL REVISIONS

3. Under Rezoning Summary on Rezoning Area row, remove "1.50 ac to remain B-1SCD". **Not addressed.**
 4. Under Rezoning Summary, correct Parcel Area acreage and note 4.63 acres. Correct acreage under General Provisions Note 1.a. **Not addressed.**
 5. ~~Under General Provisions Note 1.b. remove reference to B-1SCD.~~ **Addressed.**
 6. Under Rezoning Summary, remove information pertaining to Floor Area Ratio. **Not addressed.**
 7. ~~Permitted Uses & Development Area Limitation Note 2.a. does not clarify permitted uses in the B-2 portion of the site.~~ **Addressed.**
 8. ~~Remove sentence under Signage Note 8.a. and replace with "Signage will be provided per ordinance".~~ **Addressed.**
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Attachments Online at www.rezoning.org

Planner: Claire Lyte-Graham (704) 336-3782