

<b>REQUEST</b>	Current Zoning: R-12MF(CD), multi-family, conditional district Proposed Zoning: B-D(CD), business distributive, conditional district and O-1(CD), office, conditional district
<b>LOCATION</b>	Approximately 7.11 acres located on the north side of Ballantyne Commons Parkway between Rea Road and Williams Pond Lane.
<b>CENTER, CORRIDOR OR WEDGE</b>	Center
<b>SUMMARY OF PETITION</b>	This request would allow the development of a self storage facility with up to 93,000 square feet of self storage space and an office component with no less than 7,800 square feet of office space, but not to exceed 10,500 square feet. The request also includes up to seven additional buildings for office development. The overall office square footage for the site including the component within the self storage building would not exceed 77,800. The total allowable square footage being requested including the self storage component and office use is 170,800.
<b>Property Owner</b>	Stonegate Investments, LLC
<b>Petitioner</b>	Landmark Development, LLC
<b>Agent/Representative</b>	John Carmichael
<b>Community Meeting</b>	Meeting required and held. Report online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ul style="list-style-type: none"> <li>• The petitioner has incorporated options shown on plan "B" into plan "A" and eliminated plan "B"</li> <li>• The petitioner has submitted building elevations for the four and three story buildings.</li> <li>• The 46.5-foot Class B buffer adjacent to the Brittany Oaks subdivision will be undisturbed except to the extent necessary to install a fence with brick pillars and to install supplemental landscaping if required.</li> <li>• The site plan shows a fence with brick pillars spaced a minimum of 12 feet apart adjacent to existing neighborhoods. This portion of the fence shall have a minimum height of eight (8) feet.</li> <li>• The fence located within the other portions of the 46.5-foot Class B buffer will not be required to have brick pillars and may have a minimum height of six (6) feet.</li> <li>• As required by the Ordinance, the fence will be located within the interior half of the 46.5-foot Class B buffer, but the Petitioner will meet with the Brittany Oaks residents prior to determining the precise location of the fence within that portion of the buffer located immediately adjacent to the Brittany Oaks subdivision.</li> <li>• The fence will be installed prior to the issuance of the first certificate of occupancy for the site.</li> <li>• The adult day care center will not operate past seven (7) p.m. daily.</li> <li>• Medical offices may not be located within the site.</li> <li>• In addition to a two-story height limit, the maximum height of buildings G and H (the two buildings closest to the Brittany Oaks subdivision) shall be 35 feet from the first floor slab.</li> <li>• The total maximum area of wall signs on Building A (the climate controlled self storage/office building) shall be 100 square feet.</li> <li>• The petitioner has added a note indicating future cross access will be provided to the property to the east if it develops with a compatible use in the future.</li> </ul>
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<b>VOTE</b>	Motion/Second:	Lipton/Rosenburgh
	Yeas:	Allen, Carter, Griffith, Johnson, Lipton, and Rosenburgh
	Nays:	None
	Absent:	Howard and Randolph
	Recused:	None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted that the request is inconsistent with the amended <i>South District Plan</i> , which recommends multi-family development at this location. However, staff is recommending this request for approval which reflects the original plan recommendation for office at this location. Staff also noted that all outstanding site plan issues have been addressed.	
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be inconsistent with the <i>South District Plan</i> but reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Lipton)	
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.	

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### 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:

- The request includes plans "A" and "B". Plan "B" shows a larger footprint for building "B" and the relocation of the existing pump station to east side of building "C".
  - Building "A" will allow up to 93,000 square feet of self-storage space with a minimum of 7,800 and a maximum of 10,500 square feet of office space within a four story structure.
  - Buildings "B" through "H" will develop with office uses, with an option to develop an adult care center in building "B", with the square footage dependent upon how much office is developed in building "A". The overall office square footage for the site will not exceed 77,800. Buildings "B" through "F" will be three stories in height while buildings "G" and "H" which back up to single family development will be two.
  - All primary building materials will be brick and EFIS. Building elevations have been included.
  - A 46.5-foot wide class "B" buffer will be installed along the perimeter of the site adjoining multi-family and single-family development.
  - The 30-foot setback along Ballantyne Commons Parkway will be landscaped to class "B" buffer standards.
- **Public Plans and Policies**  
The *South District Plan* (adopted 1993) recommended this site develop as office uses. The plan was amended to multi-family in 1996 by rezoning petition 1996-70.
  - **STAFF RECOMMENDATION (Updated)**
    - This request is inconsistent with the amended *South District Plan*, which reflects the multi-family zoning approved in 1996. However the *South District Plan* previously recommended this site develop with office until amended in 1996. Therefore, the proposed uses are appropriate for consideration with a key component being the design of the self storage building so it appears to be an office building. Staff recommends approval of this request.

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#### PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.

- **Charlotte Fire Department:** No comments received.
  - **CATS:** No comments received.
  - **Connectivity:** No issues.
  - **Schools:** This request will not impact the school system.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Storm Water:** No issues.
  - **LUESA:** No issues.
  - **Site Design:** No issues.
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**OUTSTANDING ISSUES**

No issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

Application Form  
CDOT Review  
Community Meeting Report and Sign-In Sheet  
LUESA Review  
Pre-Hearing Staff Analysis  
Site Plan  
Storm Water Review

**Planner:** Tim Manes (704) 336-8320