

REQUEST	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
LOCATION	Approximately 7.11 acres located on the north side of Ballantyne Commons Parkway between Rea Road and Williams Pond Lane.
CENTER, CORRIDOR OR WEDGE	Center
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	This request is inconsistent with the amended <i>South District Plan</i> , which reflects the multi-family zoning approved in 1996. However the <i>South District Plan</i> 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 upon resolution of the outstanding site plan issues.
Property Owner	Stonegate Investments, LLC
Petitioner	Landmark Development, LLC
Agent/Representative	John Carmichael
Community Meeting	Meeting is required and has been held. Report available online.

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 with a 6-foot high wood fence 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.

- **Existing Zoning and Land Use**

The surrounding properties are zoned B-1SCD and R-3 and are occupied by commercial uses, multi-family and single family dwellings.

Rezoning History in Area

The property across Ballantyne Commons Parkway was rezoned to O-2(CD) under petition 2006-15 to allow up to 45,000 square feet of general and medical office uses.

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.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 900 trips per day

Proposed Zoning: 1,800 trips per day, which will have a minor impact on the surrounding thoroughfare system.

CDOT: See memo online for additional comments

Charlotte Fire Department: No comments received.

CATS: No comments received.

Connectivity: A stub street to the property to the east will be provided for a possible future connection.

Schools: This request will not impact the school system.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: No issues.

SITE DESIGN:

Preserves existing trees along the creek running through the site.

Preserves trees in the buffer along the northern parcel line adjoining single family dwellings.

OUTSTANDING ISSUES

1. The petitioner should incorporate the proposed options shown on plan "B" into plan "A" and eliminate plan "B".
 2. The petitioner should submit building elevations that reflect the four and three story buildings reflected in the site plan notes.
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Attachments Online at www.rezoning.org

CDOT Review

CATS Review

Storm Water Review

LUESA Review

Fire Department Review

Planner: Tim Manes (704) 336-8320