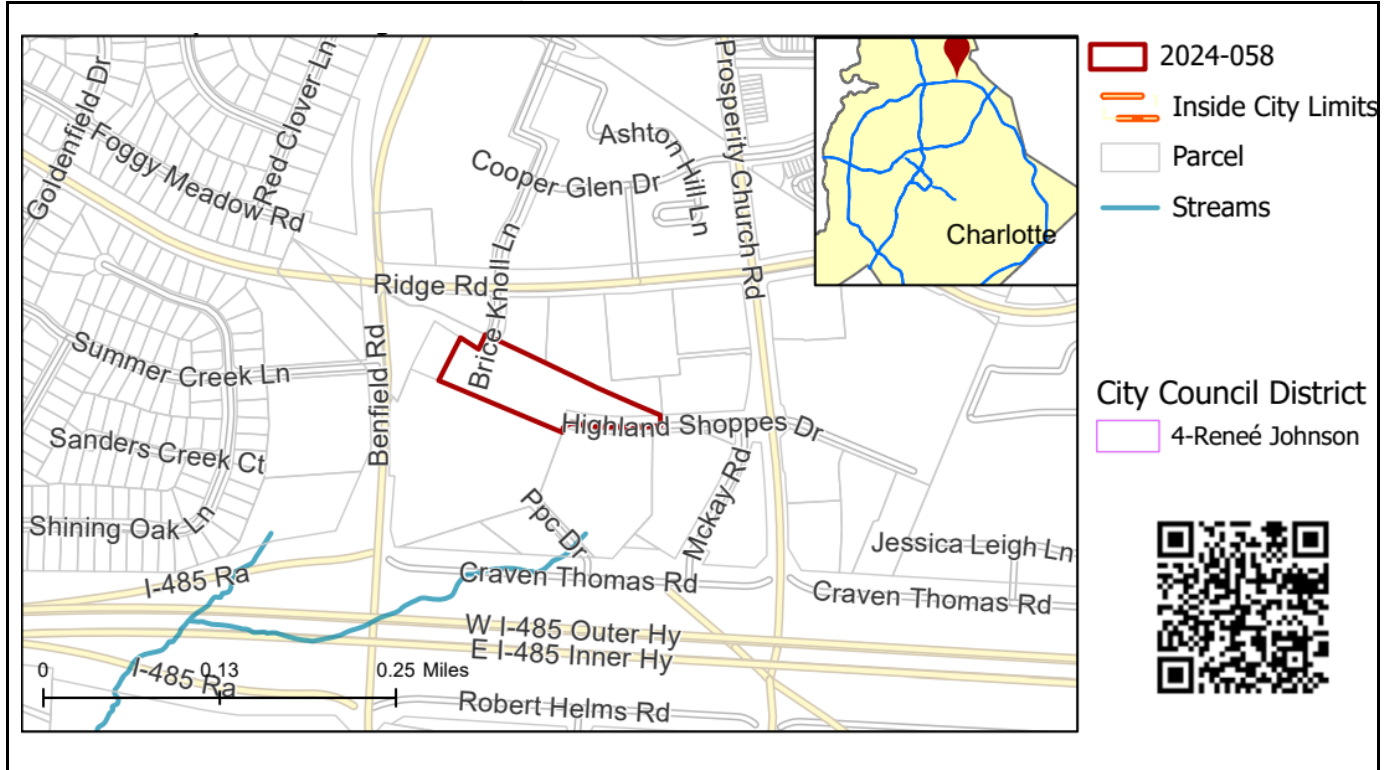


REQUEST

Current Zoning: CC (Commercial Center)
Proposed Zoning: CAC-1(EX) (Community Activity Center-1, Exception)

LOCATION

Approximately 2.87 acres located south of Ridge Road, east of Benfield Road, and north of Craven Thomas Road.



SUMMARY OF PETITION

The petition proposes to develop the site with a climate controlled self-storage facility of up to 120,000 square feet of gross floor area with an exception provision.

PROPERTY OWNER

Leztier Limited Partnership

PETITIONER

Wilkes Asset Management

AGENT/REPRESENTATIVE

Bridget Grant, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 3

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center (CAC).

Rationale for Recommendation

- EX petitions are a type of conditional rezoning that allow for flexibility in quantitative zoning and streetscape standards in exchange for the commitment to public benefits in at least two out of three categories: city improvements, public amenities, and sustainability measures. EX petitions should be reserved for situations where extenuating circumstances make meeting ordinance standards an undue burden.

- The Site on which the climate controlled self-storage facility is proposed has unique circumstances which include a relatively narrow lot shape and 2 proposed street frontage extensions that abut the Site. The opposite side of the street frontage extension with the longest dimension abuts an existing cemetery.
- The public benefits proposed in support of this EX petition, which include provision of public open space as well as construction of off-site sidewalk improvements to fill a gap in the sidewalk network along Highland Shoppes Drive, are supportive of the Community Activity Center Place Type which encourages pedestrian connectivity and public open spaces interspersed throughout the larger center.
- The *2040 Policy Map (2022)* recommends the Community Activity Center Place Type for this site and much of the surrounding area. Typical uses in this Place Type include a mix of retail, personal services, multi-family and office. The proposed climate controlled self-storage facility is a permitted use in the CAC-1 zoning district and could serve to support the existing and future mix of residential uses in the area.
- Access to employment is a high priority need in this area according to the EGF Community Support. This petition proposes uses that offer potential employment opportunities.
- Constructs the Highland Shoppes Drive and Brice Knoll Lane public road extensions for better connectivity in the area.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

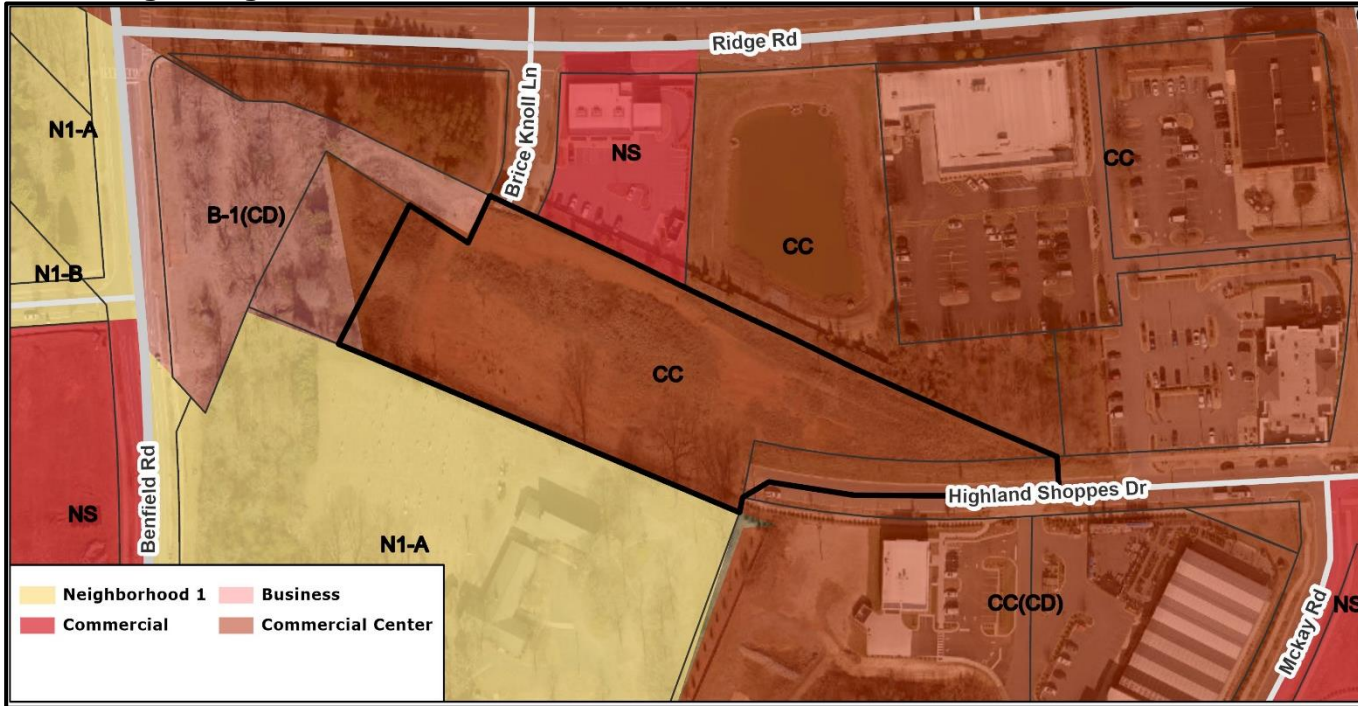
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows a climate controlled self-storage facility of up to 120,000 square feet of gross floor area.
- Prohibits truck rentals and outdoor storage.
- Limits building height to 50-feet maximum.
- Provides an 8-foot planting strip and 6-foot sidewalk along Highland Shoppes Drive and Brice Knoll Lane.
- Provides 2 access points to the site via Brice Knoll Lane and Highland Shoppes Drive.
- Constructs the Highland Shoppes Drive and Brice Knoll Lane public road extensions.
- Screens HVAC and related mechanical equipment from public view.
- Requests the following EX deviations from UDO standards:
 - To allow the two (2) proposed street frontage extensions of Highland Shoppes Drive and Brice Knoll Lane to utilize the Office/Commercial Narrow cross section (CLDS U-04B) with a 53-foot wide right-of-way rather than Office/Commercial Wide cross section with a 73-foot wide right-of-way. The streetscape for these frontages will include an 8-foot planting strip and a 6-foot sidewalk.
 - To allow a modification of the prescribed condition for climate controlled self-storage facilities which requires any ground floor facade abutting a street to be wrapped with active uses such that there will be a minimum of 40-linear feet of ground floor active uses along the southeast corner of the building on the primary frontage street, Highland Shoppes Drive and no active uses along the Brice Knoll Lane.
- Proposes the following EX benefits:
 - The Developer shall provide a minimum of 7.5% of the net Site acreage as public open space as generally depicted on the Rezoning Plan with the public open space along Brice Knoll Lane to be dedicated to Mecklenburg County Park and Recreation. This percentage exceeds the minimum 5% requirement of public open space for the CAC-1 zoning district. The public open space shall be designed in accordance with Article 16.5 of the UDO and will include amenities such as picnic tables and/or benches. (Public Amenity).
 - The Developer shall complete an off-site sidewalk network by constructing an extension of the 6-foot wide public sidewalk in the southeast corner of the site along Highland Shoppes Drive between parcels 02756123 and 02756132. (City Improvement)

• Existing Zoning



- The current zoning is CC (commercial center), a conditional legacy district. The adjacent zoning districts are commercial/retail in nature with the exception being the abutting church.



The subject property is denoted with a red star. The surrounding land uses include a mix of retail/commercial uses, multi-family units and a religious institution.



The property to the north along Ridge Road is developed with retail uses.



The property to the south along Craven Thomas Road is developed with a religious institution and cemetery.

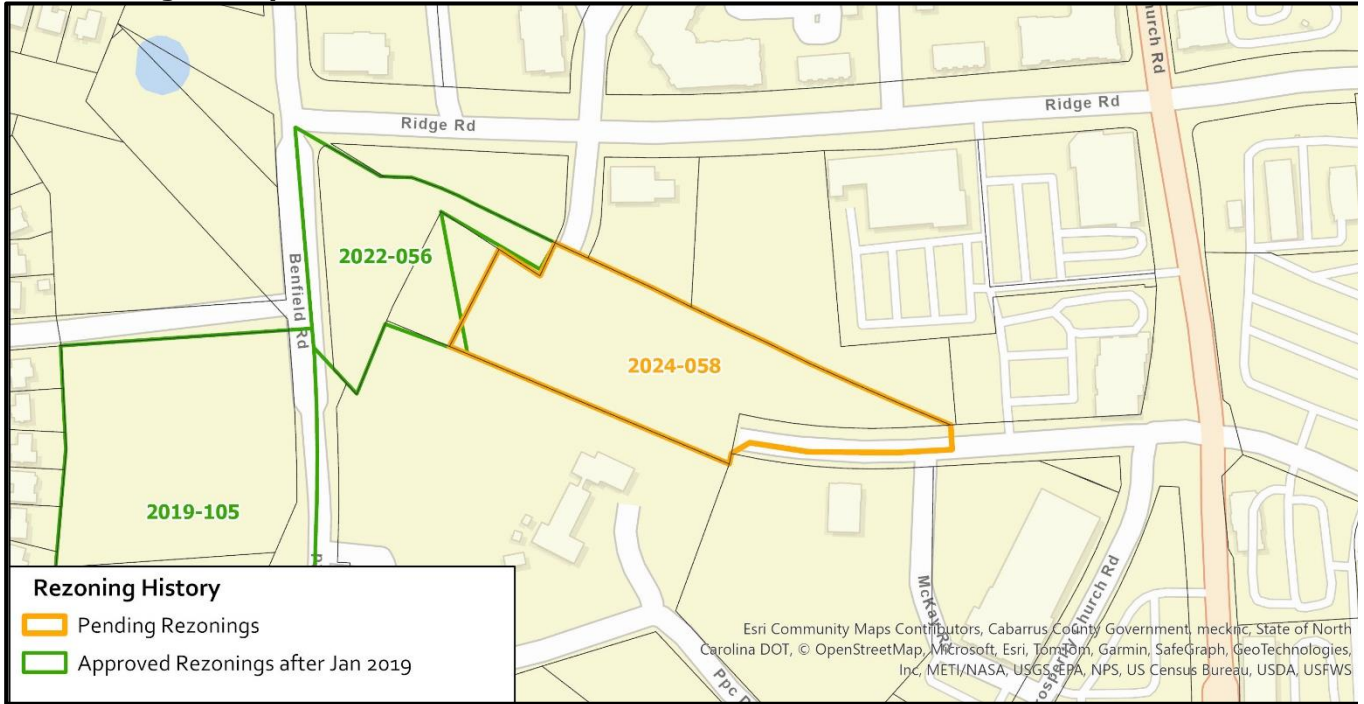


The property to the east along Ridge Road and Prosperity Church Road is developed with retail uses.



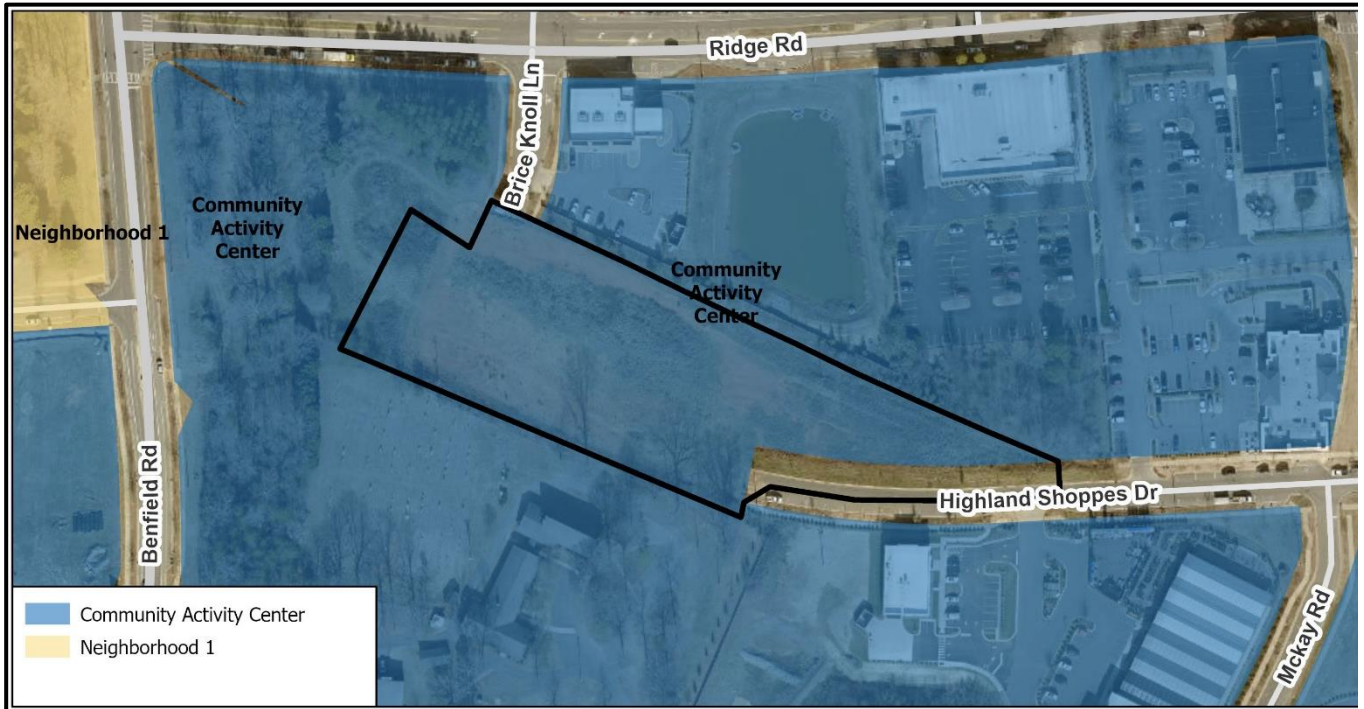
The property to the west along Ridge Road is currently vacant however rezoning petition 2022-056 allows a farmer's market.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2019-105	Rezoned 5.1 acres from R-4 to NS to allow 84 multi-family residential units, 15,000 square feet of office uses, and 12,607 square feet of commercial uses including: retail, office, and EDEE.	Approved
2022-056	Rezoned 1.27 acres from R-3 to B-1(CD) to allow outdoor seasonal sales farmer’s market.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Center Place Type for this site.

TRANSPORTATION SUMMARY

- The petition is located at the terminus of Highland Shoppes Drive, a State-maintained arterial road, between the intersections of Aintree Drive, a City-maintained local road south of Ridge Road, a City-maintained Avenue. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. All CDOT comments have been addressed.
- **Active Projects:**
- N/A
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 1,496 trips per day (based on 30,000 square-feet of retail uses).
 - Proposed Zoning: 174 trips per day (based on 120,000 square-feet of self-storage).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste 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 8-inch water distribution main located inside parcel 02756132. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 500 feet south of the rezoning boundary along Craven Thomas Road. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** ~~See Outstanding Issues, Note 1~~ **Addressed**

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGEnvironment

1. ~~Provide a tree survey.~~ **Addressed**

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Michael Russell (704) 353-0225