

REQUEST	Current Zoning: O-1 (office) Proposed Zoning: MUDD-O (mixed use development, optional) with 5-year vested rights.
LOCATION	Approximately 7.0 acres north of Little Avenue on the west side of Carmel Road. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes the redevelopment of an office site, in the Carmel/Highway 51 activity center, in two phases for climate controlled self-storage and other non-residential uses allowed in the MUDD (mixed use development) district.
PROPERTY OWNER	Carmel Road, LLC
PETITIONER	RED Partners
AGENT/REPRESENTATIVE	Walter Fields, Walter Fields Group, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 21.

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues related to site and building design, transportation and requested technical revisions. <u>Plan Consistency</u> The petition is inconsistent with the <i>South District Plan</i>, which calls for office uses. <u>Rationale for Recommendation</u> • The subject property is located within the area designated as the Carmel/Highway 51 Mixed Use Activity Center, a priority area to accommodate future growth in an urban, pedestrian-oriented development form. • The site fronts Carmel Road in an area of mixed use including substantial multi-family and office development and other non-residential properties. • The proposed non-residential uses, including retail uses, while inconsistent with the specific plan recommendation, add to an existing mixed use environment. The rezoning would support the continuation of the existing uses, and retain the existing building until it is redeveloped as part of a future phase. • The proposed uses include climate-controlled self-storage. Climate self-storage use is generally considered compatible with office and retail uses but has a less intense vehicular impact than retail and office uses. • The proposed site plan sets up a future street network, appropriate for a mixed use activity center, by providing private streets, designed to public standards, which stub to adjacent properties for future connections and connectivity.
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PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Proposes the redevelopment of the site in phases. The initial phase will include the construction of a conditioned storage building (building 2) with a portion of the existing building on the site to remain. Other development/redevelopment will occur on the site in future phases. The proposal allows the reuse and/or replacement of existing buildings with new buildings and parking.
 - Allows a maximum of six buildings on the site with the ultimate plan:
 - Building 1 - non-residential uses located at Carmel Road;
 - Buildings 2 and 3 - self-storage uses located at the southwestern corner of the site; and

- Buildings 4 and 5 - non-residential uses located at the northwestern corner of the site.
- The petition allows all uses permitted in MUDD (mixed use development) zoning district (including retail, office and eating, drinking, entertainment establishments) except residential uses and several other more intense uses and auto oriented uses.
- Allows up to 200,000 square feet of climate controlled self-storage uses and 115,000 square feet of other non-residential uses.
- Specifies a maximum building height of 50 feet for the storage buildings. Building 1 is limited to one story and Buildings 4 and 5 are limited to three stories or 65 feet.
- Provides two new private streets, one from the northern property line to the southern property line and another from the western property line connecting to Carmel Road. Completion of the street network is tied to phased development of the site.
- Specifies the allowed building materials for the storage buildings and provides conceptual elevations to depict the overall scale and character of the proposed buildings. Prohibits the use of rooftop mechanical equipment beyond what is required by code on new buildings.
- Limits the hours of operation and access hours for the proposed storage buildings.
- Allows outdoor seating between the proposed Building 1 and the sidewalk along Carmel Road.
- Specifies that pedestrian scale lighting not to exceed 18 feet in height will be provided along internal streets as they are constructed.
- Street trees will be provided along Carmel Road and along internal streets and will be installed as new buildings are constructed.
- Limits the height of freestanding lighting to 25 feet and utilizes full cut-off luminaries.
- Requests the following optional provisions:
 - Eliminates the retail space within the storage buildings because it does not address a public street.
 - Allow parking and circulation between the buildings and the public street to accommodate reuse and redevelopment of the existing building on the site.
 - Allow the proposed parallel drop-off lane to be located at the front of the storage buildings, between the buildings and the internal streets.
 - Allow the reduction or elimination of windows and doors along 50% of the street fronts for the storage buildings because they do not address a public street.
- **Existing Zoning and Land Use**
 - The subject site is developed with a closed post office facility with additional attached office/retail/restaurant space which is still occupied. The property has limited street frontage with surface parking between the building and Carmel Road.
 - Abutting the subject property to the north and west is the Waterford Square multi-family property built about 1995 and zoned O-1 (office). Driveway access and portions of parking for the subject site extend onto the apartment property. There are private easements in place to allow these encroachments as noted on the proposed site plan. Further north off Carmel Road are single family neighborhoods in R-3 (single family) zoning.
 - Abutting the subject property to the south and fronting on Carmel Road is a branch bank with a drive-through facility and an office condominium development also zoned O-1 (office). Further south, along Little Avenue, is a freestanding restaurant zoned B-1(CD) (neighborhood business, conditional), a day care center and office building zoned O-1 (office), and an additional section of the Waterford Square apartment complex zoned O-2(CD) (office, conditional).
 - East of the site, across Carmel Road, is a series of small individually owned properties zoned O-1 (office), containing office and related commercial uses.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2016-014 rezoned 4.5 acres, about ¾ of a mile north of the subject rezoning, on the east side of Carmel Road between Shadowlake Drive and Carmel Hills Drive from R-3 (single family residential) to UR-2(CD) (urban residential, conditional) to allow a residential development with up to 35 attached dwelling units.
 - Petition 2016-094 rezoned 0.82 acres, about ½ mile west of the subject rezoning, on the east side of Johnston Road between Pineville-Matthews Road and Walsh Boulevard from O-1 (office) to MUDD-O (mixed used development, optional) for an indoor self-storage facility with ground floor retail/commercial space fronting Johnston Road.
- **Public Plans and Policies**
 - The *South District Plan* (1993) recommends office uses for the subject parcel.
- **TRANSPORTATION CONSIDERATIONS**
 - This site is located on a major thoroughfare just north of the signalized intersection with Pineville-Matthews Road. The current site plan commits to a wide planting strip to accommodate a future bike lane and a private street network that will be developed when new buildings are

- constructed.
- See Requested Technical Revisions 15.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 2,890 trips per day (based on 37,800 square feet office, 11,880 square feet retail and 4,400 square feet restaurant).
 - Entitlement: 2,890 trips per day (based on 37,800 square feet office, 11,880 square feet retail and 4,400 square feet restaurant).
 - Proposed Zoning: 3,350 trips per day (based on 200,000 square feet self-storage, 106,000 square feet office, 5,000 square feet retail and 4,000 square feet restaurant).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No on-street parking on roads with less than 26 feet clear width. See Charlottefire.org for other requirements.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 12-inch water distribution main located along Carmel Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located along Carmel Road.
- **Engineering and Property Management:** No issues.
 - **Arborist:**
 - No trees can be planted in the right-of-way of Carmel Road without permission of the City Arborist's office.
 - The petitioner must submit a tree survey for all trees two inches or larger located in the rights-of-way. In addition, the survey must include all trees eight inches or larger in the setback.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** This site must comply with the tree ordinance.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUESSite and Building Design

1. Add the following language to the end of note 3 Permitted Uses: "Except that new buildings constructed on the site shall be oriented to the private streets and no off-street parking will be permitted between the buildings and the private street, as generally depicted and except as allowed in the Optional Requests."
2. Amend the first optional provision related to ground floor uses for the self-storage facility to specify that for the façade of Building 2, facing private street segment 1, 50% of the ground floor façade will include building entry and office space associated with the storage facility.
3. Amend the rendering of the building elevation to provide a pattern of architectural glazing systems and sun shading devices along upper floors of the west elevation internal to the future proposed building similar to what is provided on the north elevation.
4. Add an optional provision requesting the elimination of ground floor use in Buildings 2 and 3 along the facades facing private street segment 4.
5. Amend the optional provision to allow parking and maneuvering between the building and the street to specify that it only applies to the existing building, proposed Building 2 and Carmel Road, and proposed Buildings 4 and 5 and Carmel Road.
6. Remove the last optional provision requesting relief from 50% doors and windows along street fronts for storage buildings.
7. Modify the building envelope to align with the buildings as shown on the site plan.

Transportation

8. Modify all private street cross-sections to provide a minimum six-foot sidewalk on both sides according to the local office/commercial wide standard. A seven foot back of sidewalk will be

provided with on-street parking and eight foot planting strip consistent with MUDD District.

9. Add a note to the Transportation Section that states: "Private streets shown are network required per the Subdivision Ordinance and shall be built to the local office/commercial wide standard (as modified on detail included). A public access easement shall be recorded providing public ingress/egress use of the private streets."

REQUESTED TECHNICAL REVISIONS

Site and Building Design

10. Enumerate the "Optional Provisions."
11. Label and provide the dimensions of the planting strips and sidewalks along all four private street segments, as shown on the modified detail.
12. Amend the note 6b under Architectural Standards related to building height to change the last sentence to read, "Any additional new buildings constructed on the site will be limited to three stories and not to exceed 65 feet."

Transportation

13. Provide a modified cross-section detail on the site plan in order to inform reviewers during permitting.
 14. Amend notes 5e and 5g under Transportation to clarify the improvements will be completed with Phase 1.
 15. Amend the site plan to show a sidewalk utility easement two feet behind the proposed sidewalk along Carmel Road.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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