

July 29, 2015

Note: The petitioner has requested a deferral of the decision on this petition until November 16, 2015.

REQUEST	Text Amendment to Sections 9.8503 and 9.8507
SUMMARY OF PETITION	The petition proposes to: 1) allow warehousing within an enclosed building for a self-storage facility in the MUDD (mixed use development) zoning district, with prescribed conditions; and 2) add a new vehicular parking standard for self-storage facilities in the MUDD (mixed use development) zoning district.
PETITIONER AGENT/REPRESENTATIVE	StorCon Development, LLC John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is not required.
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Centers, Corridors and Wedges Growth Framework</i>, based on information from the staff analysis and the public hearing, and because: • It meets the plan goal to provide a greater mix of commercial uses and a range of choices for employment opportunities. Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because the proposed amendment: • Provides an alternative urban zoning district, MUDD (mixed use development), in which to locate these facilities when designed to meet prescribed conditions, and • Ensures that these facilities located in MUDD zoning will be designed to fit into an urban context by requiring pedestrian friendly design with ground floor commercial uses along the street. By a 7-0 vote of the Zoning Committee (motion by Commissioner Dodson seconded by Commissioner Nelson).
ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
VOTE	Motion/Second: Wiggins/Dodson Yeas: Dodson, Eschert, Labovitz, Lathrop, Nelson, Sullivan and Wiggins Nays: None Absent: None Recused: None
ZONING COMMITTEE DISCUSSION	Staff presented a brief overview of the text amendment. A Commissioner stated that with greater density housing in urban areas it may be beneficial to have this use nearby. Another Commissioner stated that in Gastonia, older factories were repurposed for self-storage uses and it has been effective there. There was no further discussion.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**• Background**

- Currently, the Zoning Ordinance allows warehousing as follows:
 - Warehousing within enclosed buildings is allowed by-right in the B-D (distributive business), UMUD (uptown mixed use), I-1 (light industrial) and I-2 (heavy industrial) zoning districts.
 - Warehousing, excluding mini-warehousing, is allowed by-right in the BP (business park) zoning district.
 - Warehousing, including mini-warehousing, is allowed by-right in the I-2 (heavy industrial) zoning district.
- The vehicular parking requirements for warehouses currently is 0.25 spaces per 1,000 square feet for the warehousing portion plus one space per 400 square feet for any accessory office.
- Long-term bicycle parking requirements for warehouses is two, or one per 40,000 square feet.
- Short-term bicycle parking requirements for warehouses is one percent of the vehicular parking requirement.

• Proposed Request Details

The text amendment contains the following provisions:

- Adds warehousing within an enclosed building for a self-storage facility only, in the MUDD (mixed use development) district, with prescribed conditions:
 - All storage shall be located within the building, and outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted.
 - Any ground floor building facades that front a public street shall be wrapped with one or more of the following uses; however, no more than 50% of the ground floor building façade fronting a public street may be wrapped with the rental and management office associated with the self-storage facility:
 - Professional business and general offices as allowed in the MUDD (mixed use development) zoning district, which shall include the rental and management office associated with the self-storage facility;
 - Retail sales as allowed in the MUDD (mixed use development) zoning district;
 - Beauty or barber shops;
 - Eating/drinking/entertainment establishments (Type 1 and 2), subject to the regulations of Section 12.546; and
 - Breweries, subject to Section 12.544.
 - Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual storage units shall be provided by internal hallways.
 - Adds a new parking standard for warehousing within an enclosed building for a self-storage facility only, in the MUDD (mixed use development) district: 0.25 parking spaces per 1,000 square feet of self-storage and parking for all other uses, including the rental and management office, shall be in accordance with the requirements of the MUDD (mixed use development) zoning district. Long- and short-term bicycle parking requirements remain unchanged.
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- **Public Plans and Policies**
 - This petition is consistent with the *Centers, Corridors and Wedges Growth Framework* goal to provide a greater mix of commercial uses, and a range of choices for employment opportunities.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
- **Charlotte Fire Department:** No comments received.

- **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:**
 - There is no site plan associated with this text amendment.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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