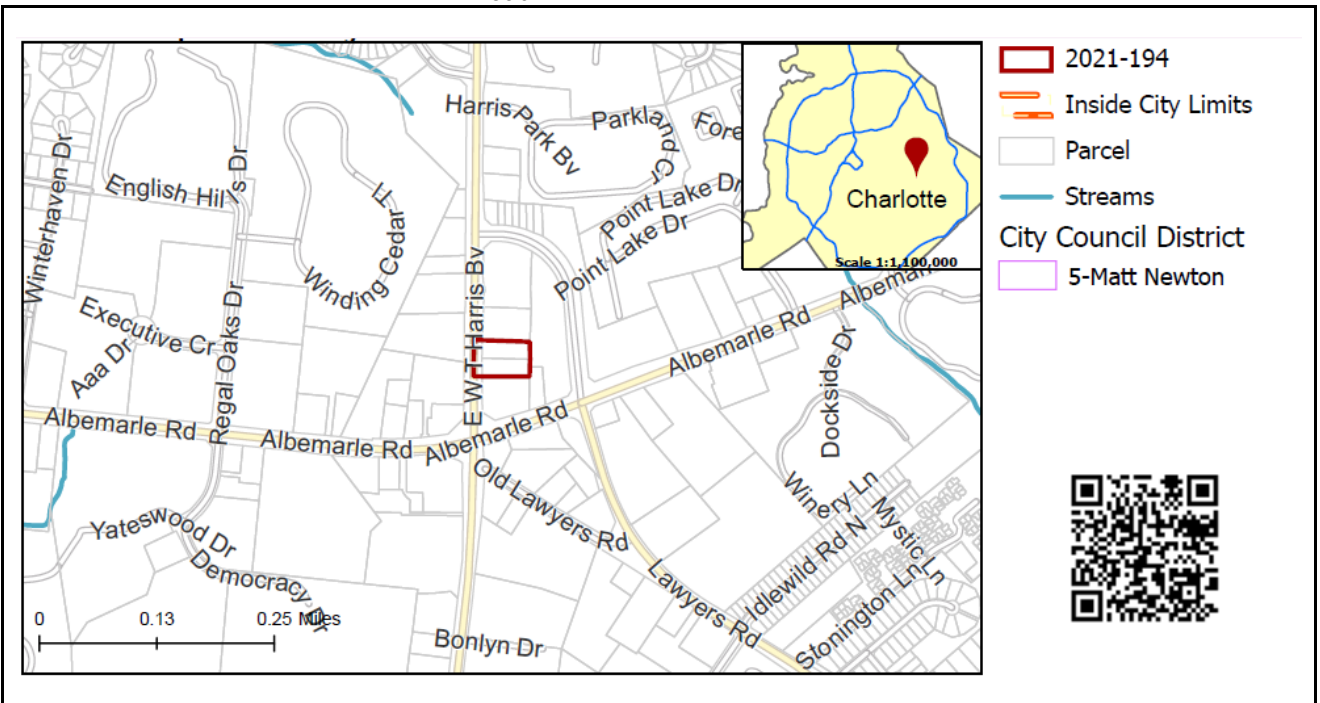


REQUEST

Current Zoning: O-1 (office) and B-2 (general business)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 1.24 acres located on the east side of East W.T. Harris Boulevard, north of Albemarle Road, and west of Lawyers Road.



SUMMARY OF PETITION

The petition proposes to allow self-storage and non-residential uses on vacant land and acreage developed with auto repair/sales located north of the intersection of Albemarle Road and East W.T. Harris Boulevard.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

LGI Group Inc
Fourstore, LLC
Collin Brown and Brittany Lins/Alexander Ricks PLLC

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 10

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

The petition is **consistent** with the *East District Plan's (1990)* recommendation for office uses on parcel 10917106 and retail uses on parcel 10917116.

Rationale for Recommendation

- The proposal for mixed non-residential uses is complementary to the existing character at Albemarle Road and East W.T. Harris Boulevard (retail, office, etc.).
- The site is located directly across the street from existing self-storage uses.

- By meeting existing ordinance requirements, prohibiting outdoor storage and truck rental, limiting building height to 55 feet, and through the provision of a 12-foot multi-use path and 8-foot planting strip this petition accomplishes the East District Plan's goal for a "livable and attractive community having a distinct identity."

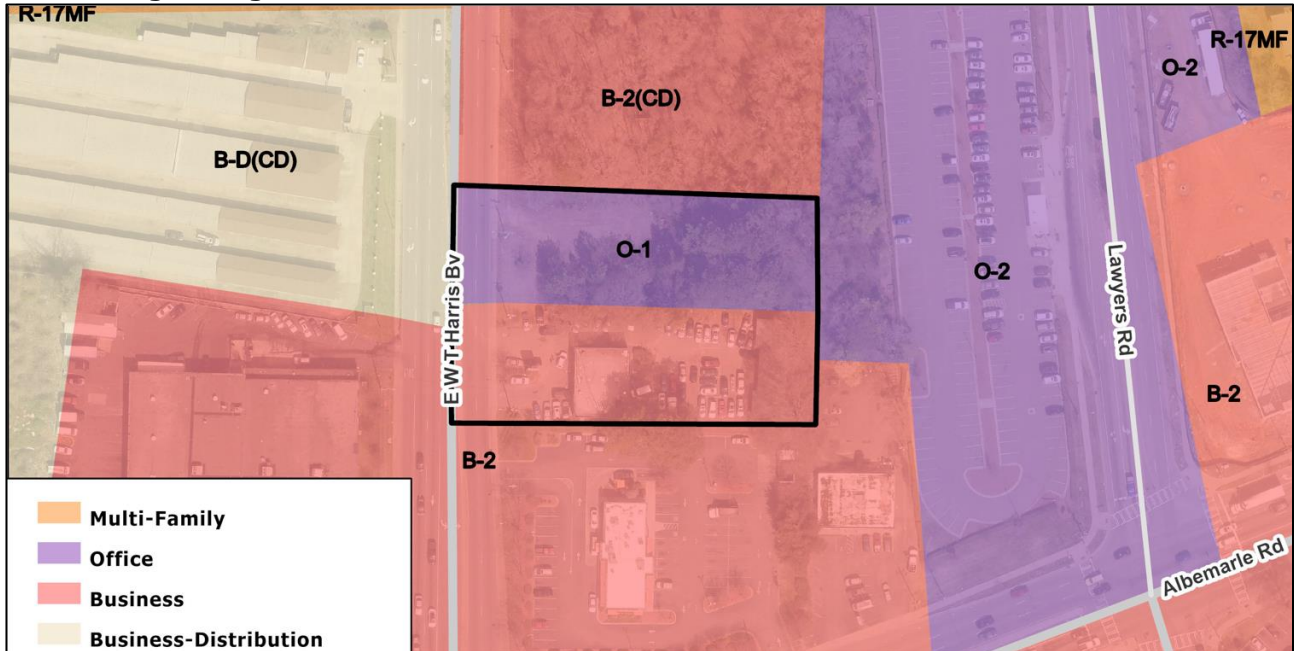
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 95,000 square feet of indoor self-storage uses and up to 1,500 square feet of commercial uses including professional business, general offices, retail sales (excluding convenience stores and check cashing establishments) and EDEE uses.
- Prohibits outdoor storage and truck rental.
- Limits building height to 55 feet.
- Proposes the following optional provision:
 - Allow a deviation from the MUDD parking and loading requirements for the warehousing uses. Petitioner shall provide a minimum of 24 parking spaces and 1 loading space for all uses at the site.
- Proposes access via East W.T. Harris Boulevard.
- Proposes 12-foot multi-use path and 8-foot planting strip along East W.T. Harris Boulevard.
- Proposes internal 6-foot sidewalks connecting building and parking area to multi-use path.
- Proposes the following architectural standards:
 - Proposes the following building materials: brick, stone, stucco or synthetic stucco, or smooth or corrugated metal panels. Minimum masonry requirement will be 20% cumulative of all sides.
 - Prohibits direct access to individual self-storage units located building from the exterior of the buildings. Access to individual self-storage units will be provided via internal hallways.
 - Notes 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.
 - Places buildings to present a front or side façade to all streets.
 - Requires facades fronting streets to include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2 feet and 10 feet on the first floor. Up to 20% of this requirement may be comprised of display windows.
 - Notes a minimum of 30% masonry materials such as brick or stone will be incorporated into the first/ground floor.
 - Prohibits expanses of blank walls greater than 20 feet in all directions.
- Illustrates potential tree save/replanting area and urban open space.

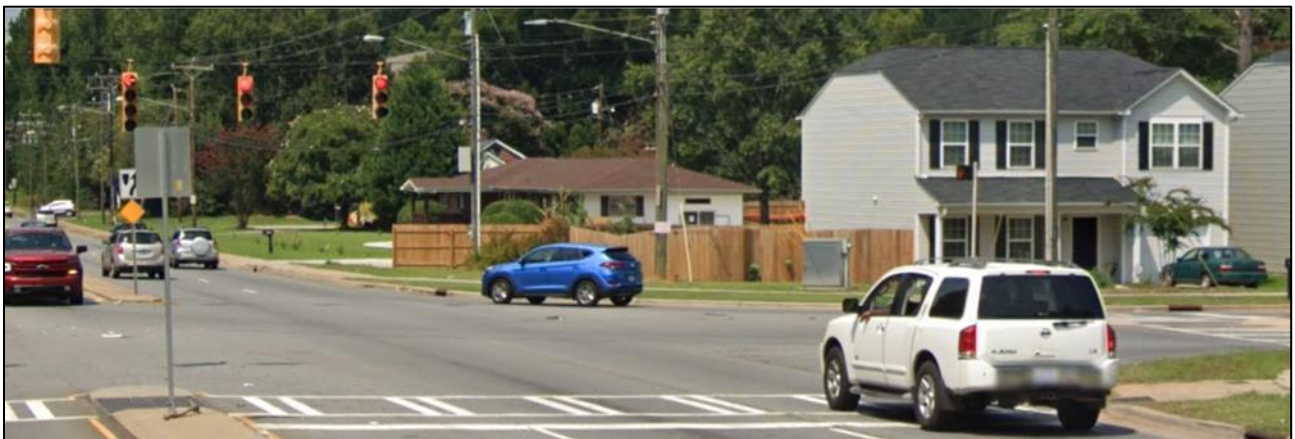
- Existing Zoning and Land Use



- A portion of the site is developed with an auto repair/sales use and the remainder is vacant and surrounded by self-storage warehousing, institutional, retail, office, residential developments and vacant land on parcels zoned R-17MF, O-2, B-2, B-2(CD), and B-D(CD).



A portion of the site is developed with an auto repair/sales facility and the remainder is vacant.



North are single family residential homes and vacant land.



Immediately east are a CATS park and ride facility and Charlotte Mecklenburg Police Department offices.

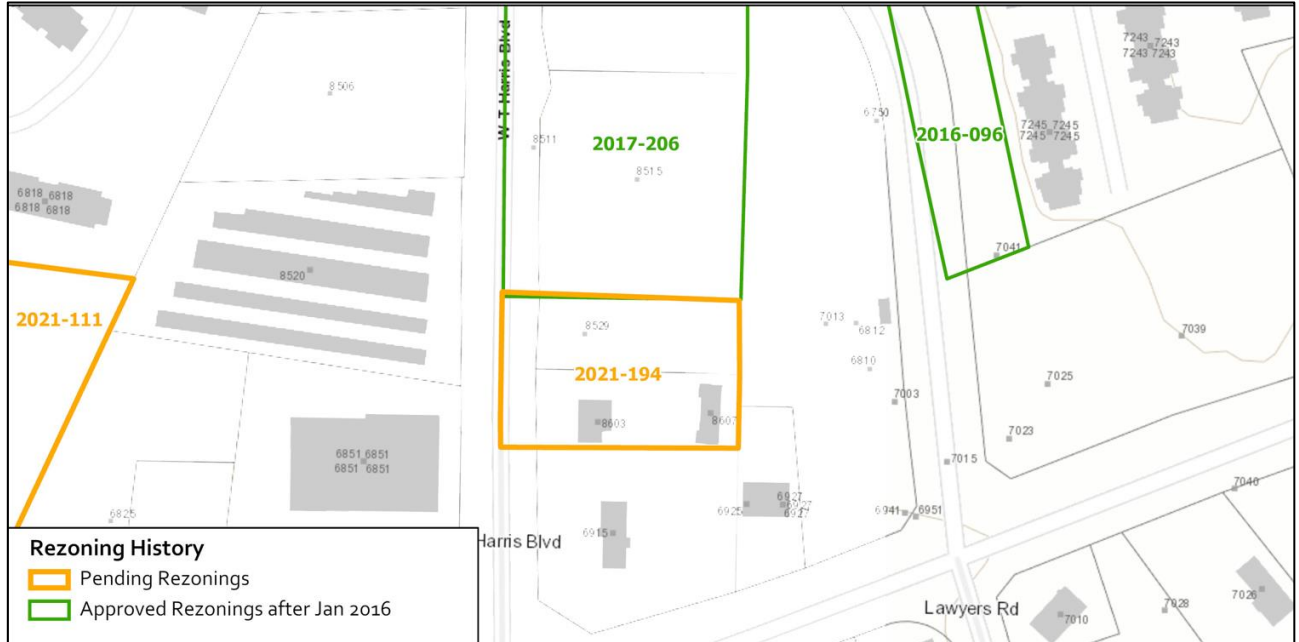


West are self-storage facilities.



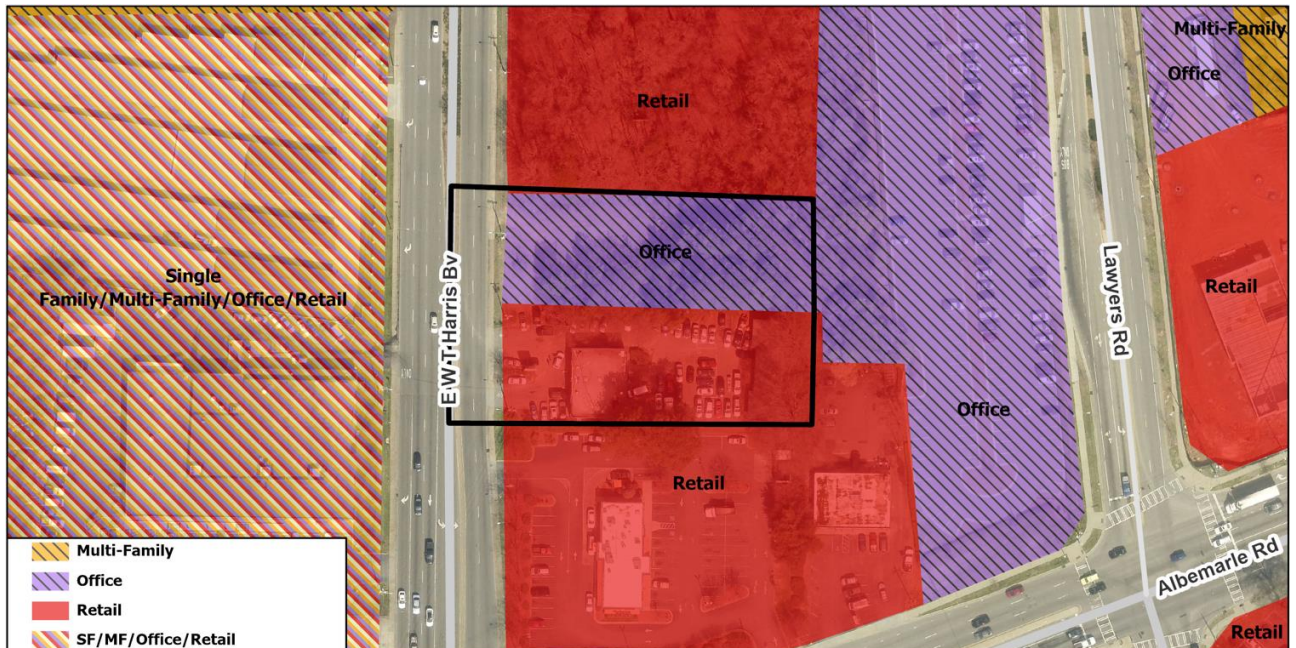
Retail uses are located at the intersection of Albemarle Road and East W.T. Harris Boulevard.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-111	Rezone 6.40 acres from B-1(CD) and B-2(CD) to R-22MF(CD) to allow multi-family residential development.	Pending
2017-206	Rezoned 3.35 acres from R-17MF to B-2(CD) to allow car washes with associated accessory uses and up to 12 fueling positions, retail, office, and EDEE uses.	Approved
2016-096	Rezoned 1.52 acres from R-17MF to O-2.	Approved

- Public Plans and Policies**



- The East District Plan recommends office uses and retail uses for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on East WT Harris Blvd, a major thoroughfare and north of Albemarle Road, a State-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. The petitioner has committed to right-of-way dedication along W T Harris Blvd and constructing an 8-foot planting strip and 12' multi-use path along the site's frontage to meet Charlotte WALKS and BIKES policies. CDOT has no outstanding issues.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 120 trips per day (based on 7,124 sq ft auto parts and service center).

Entitlement: 1,280 trips per day (based on 9,450 sq ft retail; 6,100 sq ft office).

Proposed Zoning: 490 trips per day (based on 1,500 sq ft retail; 95,000 sq ft self storage).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **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 12-inch water distribution main located along WT Harris Boulevard. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along WT Harris Boulevard. See advisory comments at www.rezoning.org
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES

Site and Building Design

1. Architectural Standards Notes V.L. and V.M seem to conflict. Recommend removing L. MUDD requires the transparency described in M and only requires transparency along public streets.
2. Recommend using transparency requirement from MUDD prescribed conditions on self-storage facilities - The facade of each floor of the building above the ground floor that fronts a public street (but not an alley) must have windows or glass that cover at least 25% of the length of such street facing facade.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org





Planner: Claire Lyte-Graham (704) 336-3782









Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-194

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	N/A
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	N/A
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	N/A
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	N/A

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	<p>N/A</p>
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>