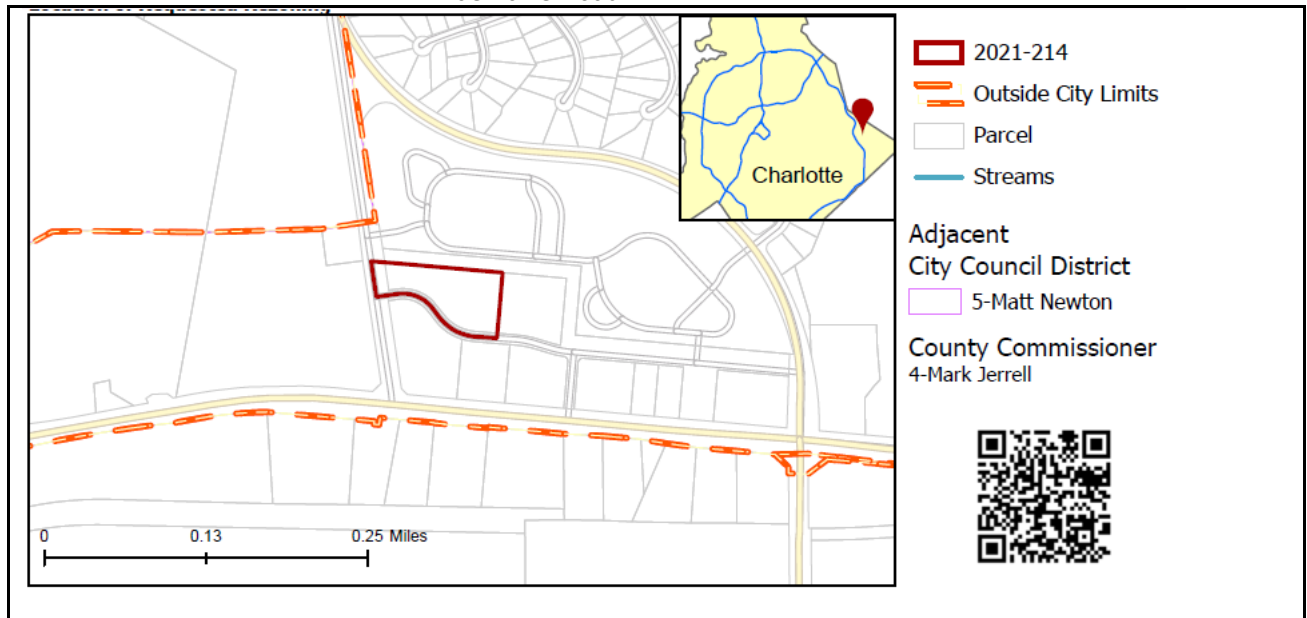


**REQUEST**

Current Zoning: B-1(CD) (neighborhood business, conditional)  
Proposed Zoning: MUDD-O (mixed use development, optional)

**LOCATION**

Approximately 1.95 acres located at the northeast intersection of Rocky River Church Road and Woodland Beaver Road, north of Albemarle Road.



**SUMMARY OF PETITION**

The petition proposes to allow warehousing within an enclosed building for a self-storage facility and non-residential uses allowed by right and under prescribed conditions on a vacant parcel of land located north of the intersection of Rocky River Church Road and Albemarle Roads.

**PROPERTY OWNER**  
**PETITIONER**  
**AGENT/REPRESENTATIVE**  
**COMMUNITY MEETING**

Woodland Beaver Farms LLC  
Adams Property Group  
Keith MacVean, Moore & Van Allen, PLLC

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Albemarle Rd/I-485 Interchange Study (2003)* recommendation for multi-family uses for the site but **consistent** with the plan's recommendation for retail uses for the site.

Rationale for Recommendation

- The request is consistent with the context of surrounding land uses found along this portion (east of I-485) of Albemarle Road.
- The request furthers the area plan's land use goal for a mixture of integrated, appropriately scaled uses at the intersection of Albemarle and Rocky River Roads.
- The plan states, "the speed of vehicular traffic should be managed through traffic calming measures including the use of such

features as street trees, landscaped strips, bicycle lanes or on-street parking". This request proposes a multi-use path, sidewalk, planting strips, and on-street parking.

The approval of this petition will revise the adopted future land use as specified by the Albemarle Rd/I-485 Interchange Study, from multi-family/retail uses to office/retail/industrial-warehouse-distribution uses for the site.

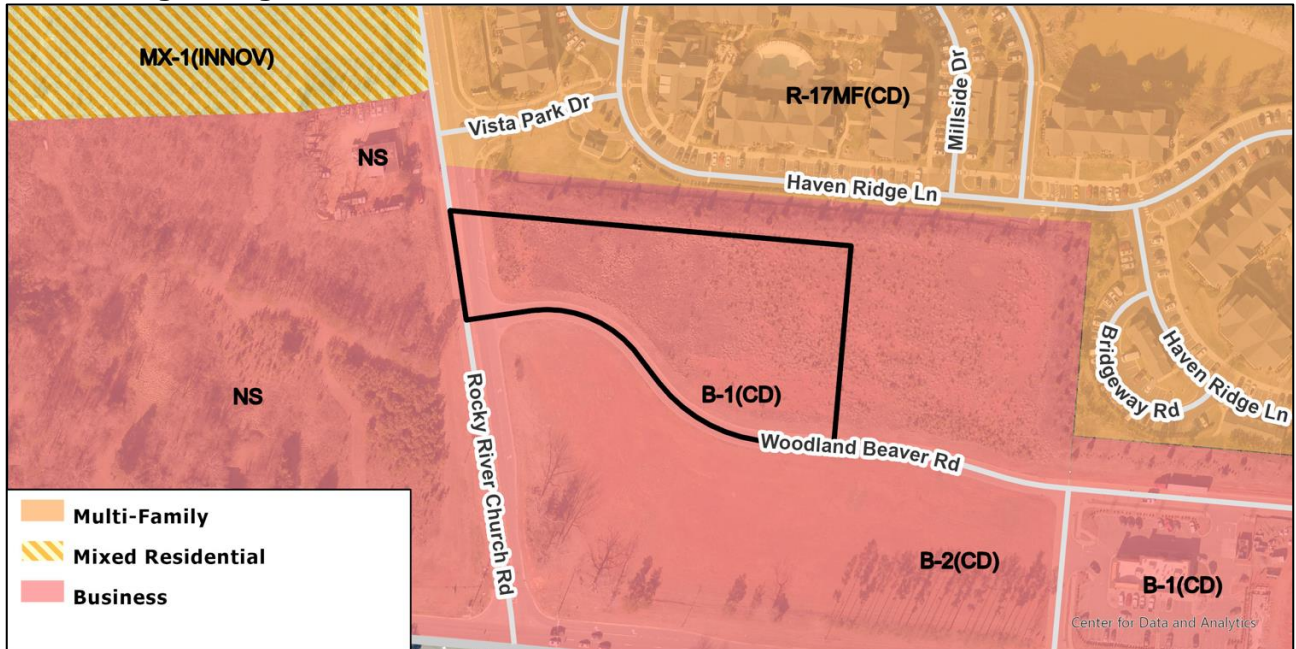
## PLANNING STAFF REVIEW

### • **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Up to 110,000 square feet of gross floor area of warehousing within an enclosed (climate controlled) building for a high-quality self-storage facility.
- Allowed 110,000 square feet of gross floor area includes a minimum of 3,000 square feet of gross floor area of other non-residential uses as allowed and under prescribed conditions in MUDD.
- Prohibits convenience stores, check cashing establishments, residential uses, and uses with accessory drive-through windows.
- Limits building height to 55 feet.
- Limits the total number of principal buildings to be developed on the site to one.
- Proposes the following optional provisions:
  - Allow vehicular circulation between the proposed building and Rocky River Church Road. Vehicular circulation will be screened from Rocky River Church Road by a low (4-foot high) masonry wall.
  - Allow the non-storage related uses required to be provided along the ground floor of the building facing Rocky River Church Road to be located along Woodland Beaver Road.
- Proposes access to the site from Woodland Beaver Road.
- Improves Woodland Beaver Road with on-street parking.
- Installs an 8-foot planting strip and 8-foot sidewalk along Woodland Beaver Road.
- Installs a 12-foot multi-use path and 8-foot planting strip along Rocky River Church Road.
- Provides a 90-foot landscape setback tree save area along Rocky River Church Road.
- Provides elevations of the proposed building.
- Proposes a combination of the following building materials: glass, brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), metal panels (on north and west elevations only), EIFS or wood. Vinyl as a building material will not be allowed except on windows and soffits.
- Illustrates location of potential storm water detention.
- Adds the following note: "Along Rocky River Church Rd. a 90-foot landscape setback as measured from the right-of-way of Rocky River Church Road will be provided. Storm water detention and water quality structures may be located within the 90-foot landscape setback. Storm water detention areas will be screened from Rocky River Church Rd. and Woodland Beaver Rd. with landscaping."

- **Existing Zoning and Land Use**



- The site is currently vacant and surrounded by apartments, lower density residential, retail, and vacant land on properties zoned R-17MF(CD), MX-1(Innov), B-2(CD), B-2(CD), and NS.
- The site is also part of a larger 40.1-acre site rezoned via 1998-042C to allow up to 300 apartments (limited to 45 feet in height) and 80,000 square feet of office and retail uses (limited to 35 feet in height).
- The site was part of 13 acres Petition 2020-007 amended approved site plan (1998-042C) to permit additional uses including an additional EDEE with accessory drive through and other uses permitted by right and under prescribed conditions in the neighborhood business district.



The site is currently vacant.





North and east of the site is an apartment community (above), vacant land and retail (below).

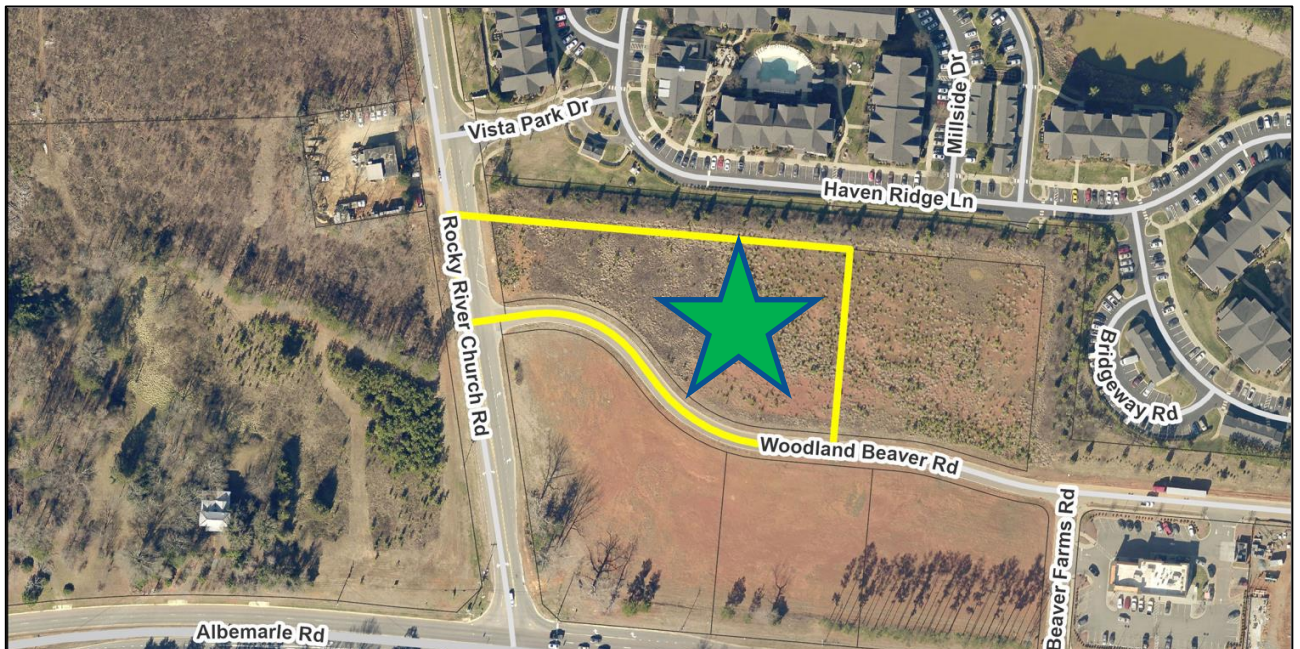


South is retail and vacant land.





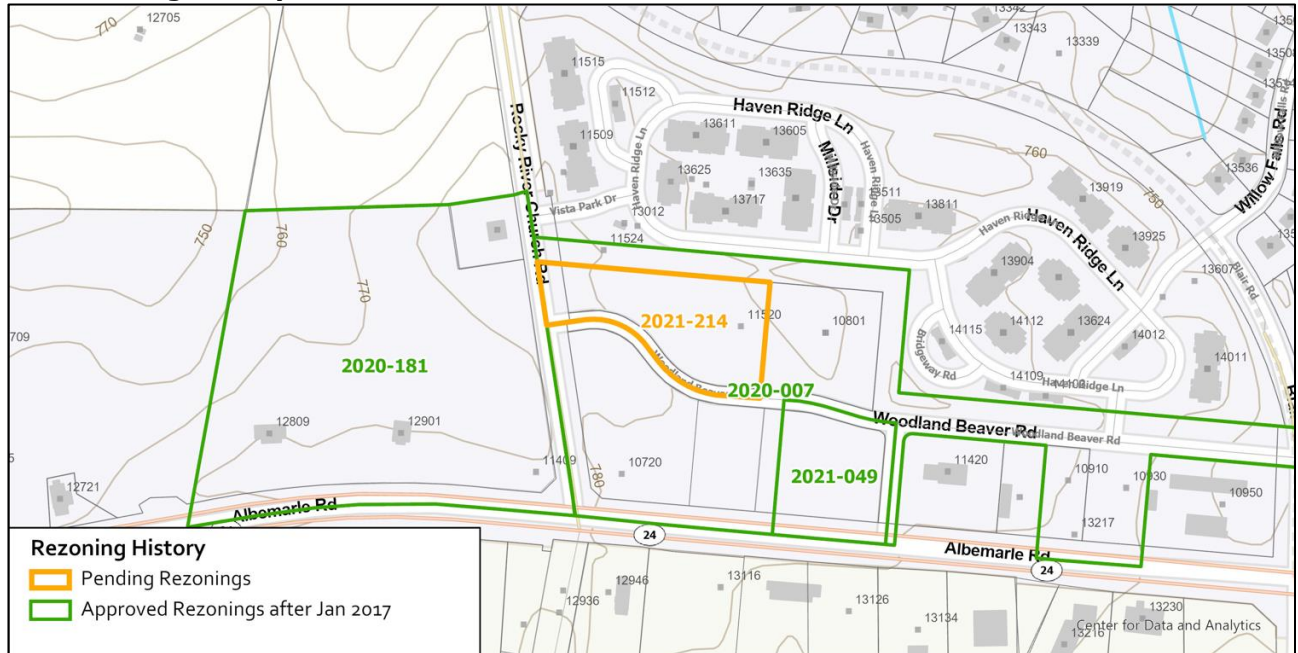
West is low density single family homes, vacant land and a warehouse use.



The rezoning site (denoted by green star) is surrounded by residential uses, limited retail, and vacant land.

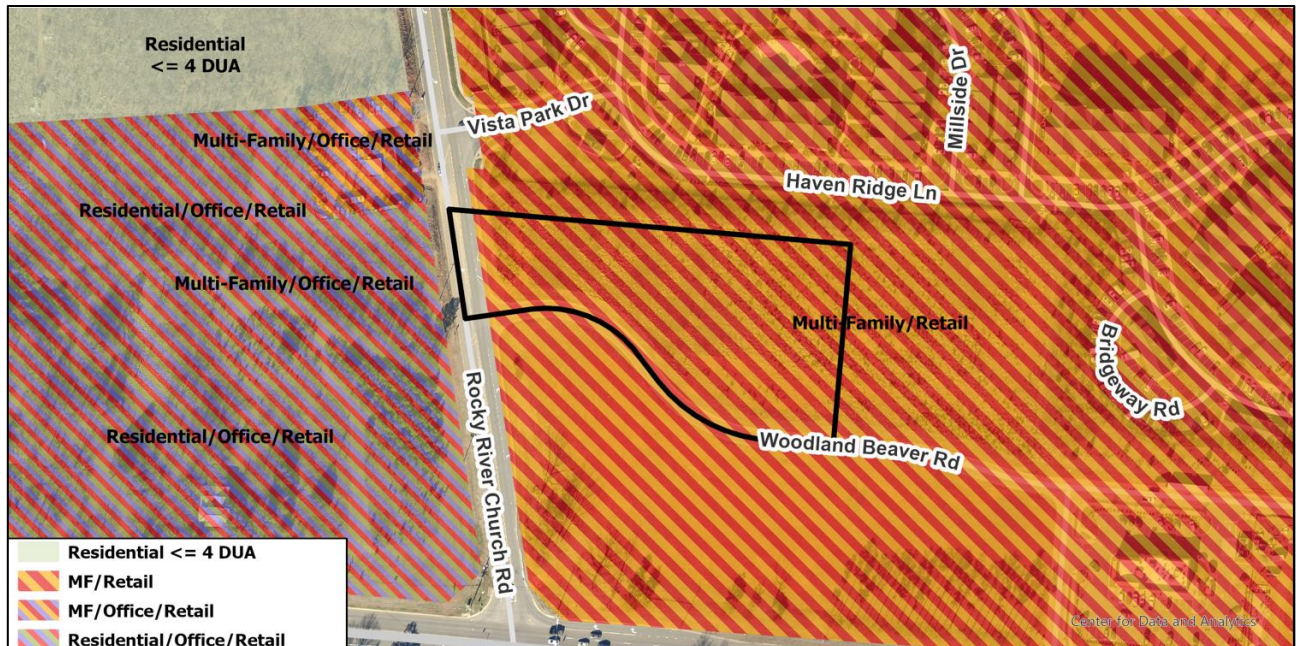


### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2021-049	Rezoned 1.25 acres from B-1(CD) to B-2(CD).	Approved
2020-181	Rezoned 11.24 acres from NS and R-3 to NS SPA and NS.	Approved

### • Public Plans and Policies



The Albemarle Rd/I-485 Interchange Study recommends multi-family/retail uses for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on Rocky River Church Road, a State-maintained local road, Woodland Beaver Road, a private local road, and Albemarle Road a State-maintained major thoroughfare. A Traffic Impact Study (TIS) is not required for this site and the site will generate less vehicular trips than what it is currently entitled. The petitioner has committed to constructing and maintaining an 8-foot planting strip and 12' multi-use path on Rocky River Church Road and an 8-foot planting strip and 8-foot sidewalk on Woodland Beaver Drive. CDOT has no outstanding issues.
- **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: 1,980 trips per day (based on 19,500 sq ft retail; 2020-007).  
Proposed Zoning: 715 trips per day (based on 106,000 sq ft self-storage; 3,000 sq ft retail).

**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:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 450 feet south of the rezoning boundary along Albemarle Rd. A developer donated project will be required in cases there is not direct service.

Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 1110 feet south of the rezoning boundary along Albemarle Rd. A developer donated project will be required in cases there is not direct service. See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No comments submitted.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**





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

## Goals Relevant to Rezoning Determinations










### Rezoning Petition # 2021-214

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
	<b>Goal 1: 10- Minute Neighborhoods</b> 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.	✓
	<b>Goal 2: Neighborhood Diversity &amp; Inclusion</b> 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.	X
	<b>Goal 3: Housing Access for All</b> 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.	X
	<b>Goal 4: Trail &amp; Transit Oriented Development (2-TOD)</b> 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.	X



	<p><b>Goal 5: Safe &amp; Equitable Mobility</b></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><b>Goal 6: Healthy, Safe &amp; Active Communities</b></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><b>Goal 7: Integrated Natural &amp; Built Environments</b></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><b>Goal 8: Diverse &amp; Resilient Economic Opportunity</b></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><b>Goal 9: Retain Our Identity &amp; Charm</b></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><b>Goal 10: Fiscally Responsible</b></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>