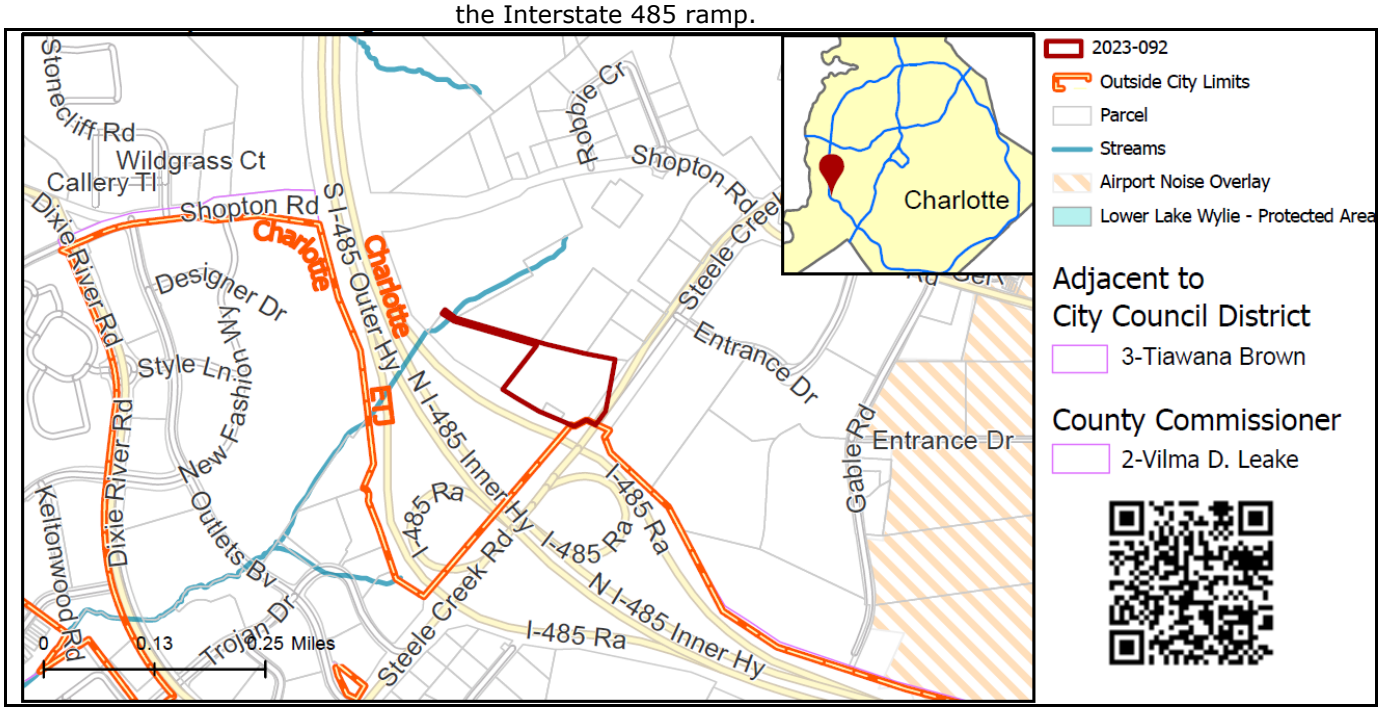
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2023-092
Final Staff Analysis
February 19, 2024

REQUEST	Current Zoning: N1-A (Neighborhood 1-A) Proposed Zoning: CR(CD) (Regional Commercial, Conditional)
LOCATION	Approximately 4.85 acres located west of Steele Creek Road and north of the Interstate 485 ramp.



SUMMARY OF PETITION	The petition proposes to develop a vacant property in the Steele Creek community with up to 122,500 square feet of self-storage uses.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Shiva Development, LLC Great American Storage LLC John Carmichael, Robinson Bradshaw
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2.

STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type. However, based on the proposal's location within ½ mile of a major thoroughfare, I-485, and existing commercial, a commercial place type change would be supported. Rationale for Recommendation • Given the site's adjacency to Interstate 485 and Commercial and Manufacturing & Logistics place types, the proposed commercial use is more appropriate than the existing residential zoning. • The outdoor storage area will be to the rear of the site and buffered from street view. • The proposed self-storage use is a low traffic generator with access limited to right in, right out, making it an appropriate use adjacent to an interstate interchange.

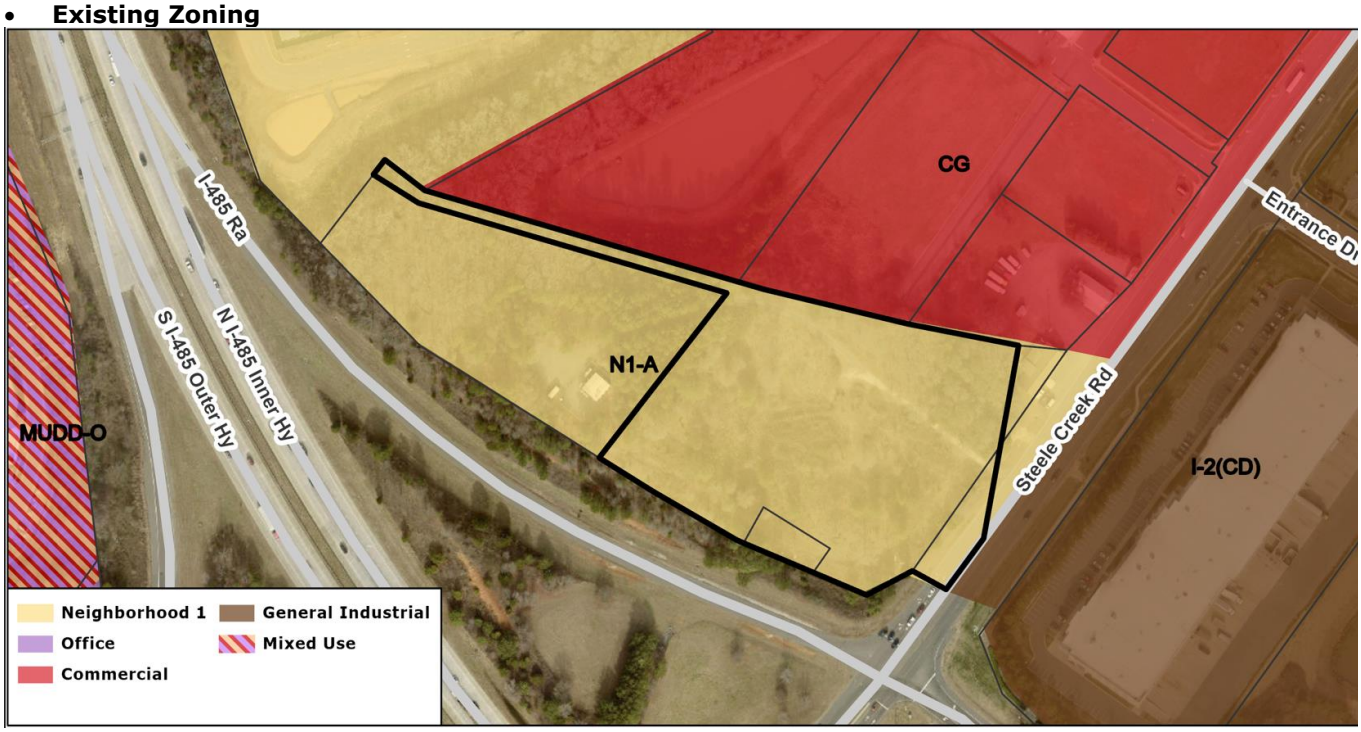
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from current Neighborhood 1 place type to Commercial place type for the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows for up to 122,550 square feet of self-storage uses comprised of 100,800 square feet of climate controlled self-storage and 21,750 square feet of outdoor storage.
  - Installs a 65' Class A landscape yard, reduced to 55' with a fence or wall where adjacent to N1 zoning.
  - Limits building height of climate controlled self-storage to 50'.
  - Limits building height of outdoor self-storage to 40'.
  - Commits to the following transportation improvements:
    - Relocates curb and gutter along the site's Steele Creek Road frontage to 41' from centerline.
    - Limits access to right in / right out from Steele Creek Road.
    - Extends Steele Creek Road median to the intersection with the I-485 ramp.
    - Dedicates right of way along Steele Creek Road to 59' from centerline.

- **Existing Zoning**



- The site is zoned N1-A. The surrounding properties are zoned a mix of N1-A, CG, and I-2(CD).

The site, marked by a red star, is surrounded primarily by commercial and industrial uses.

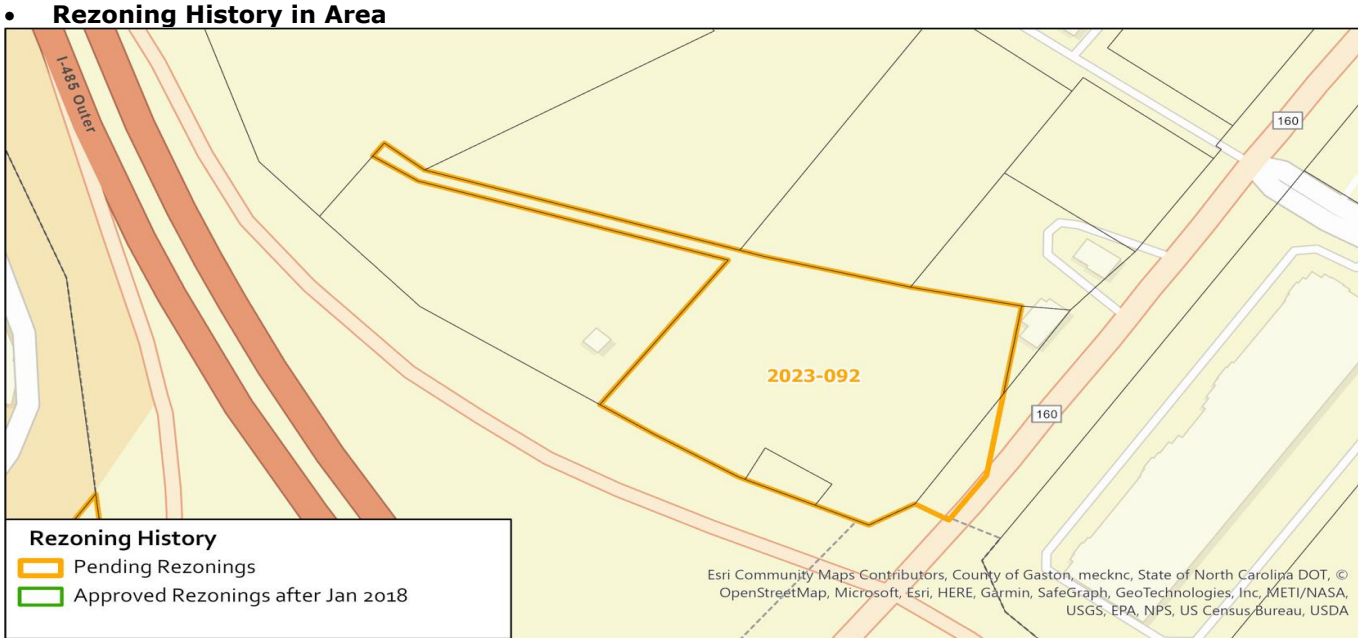
Street view of the currently wooded site as seen from Steele Creek Rd.

The properties to the north of the site are developed with commercial uses.

The properties to the east of the site across Steele Creek Rd are developed with industrial uses.

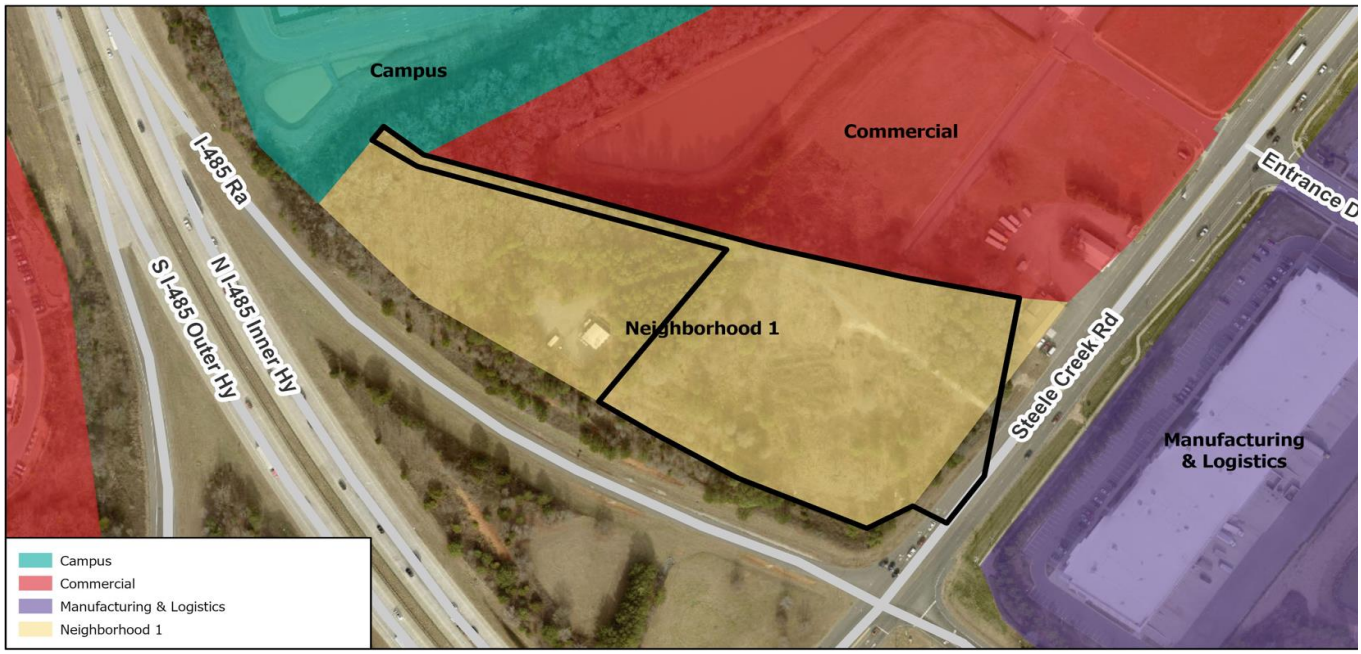
The property is bordered to the south and west by the Interstate 485 ramp.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
There are no recent rezonings in the vicinity of this site.		

- **Public Plans and Policies**



- The *2040 Policy Map* (2022) recommends Neighborhood 1 place type for the site.

- **TRANSPORTATION SUMMARY**
  - The petition is adjacent to Steele Creek Road, a State-maintained major arterial, south of Entrance Drive, a privately-maintained local street. 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 outstanding CDOT comments have been addressed.
  - **Active Projects:**
- CIP: Steele Creek Road (NC-160) Widening
  - Project ID: SP_4
  - Location: Steele Creek Road between Shopton Road and South Carolina State Line
  - Project Type: Pedestrian and Bike
  - Project Phase: Planning
  - Anticipated Start Date: Late 2024
  - Controlling entity: NCDOT Division 10
  - Project Manager Phone: 704-982-0101
- Project Impact: Creates Complete Street
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: 0 trips per day (based on vacant land).

  Entitlement: 170 trips per day (based on 14 single family detached dwellings).

  Proposed Zoning: 185 trips per day (based on 122,500 SF).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **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 along Steele Creek Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located within parcel. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **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:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Adjust the square footages so that the maximum gross floor area equals the sum of the climate controlled self-storage and outdoor self-storage.~~ ADDRESSED
2. ~~Show tree save area on site plan. This site is required to provide a minimum of 15% tree save.~~ ADDRESSED

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

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