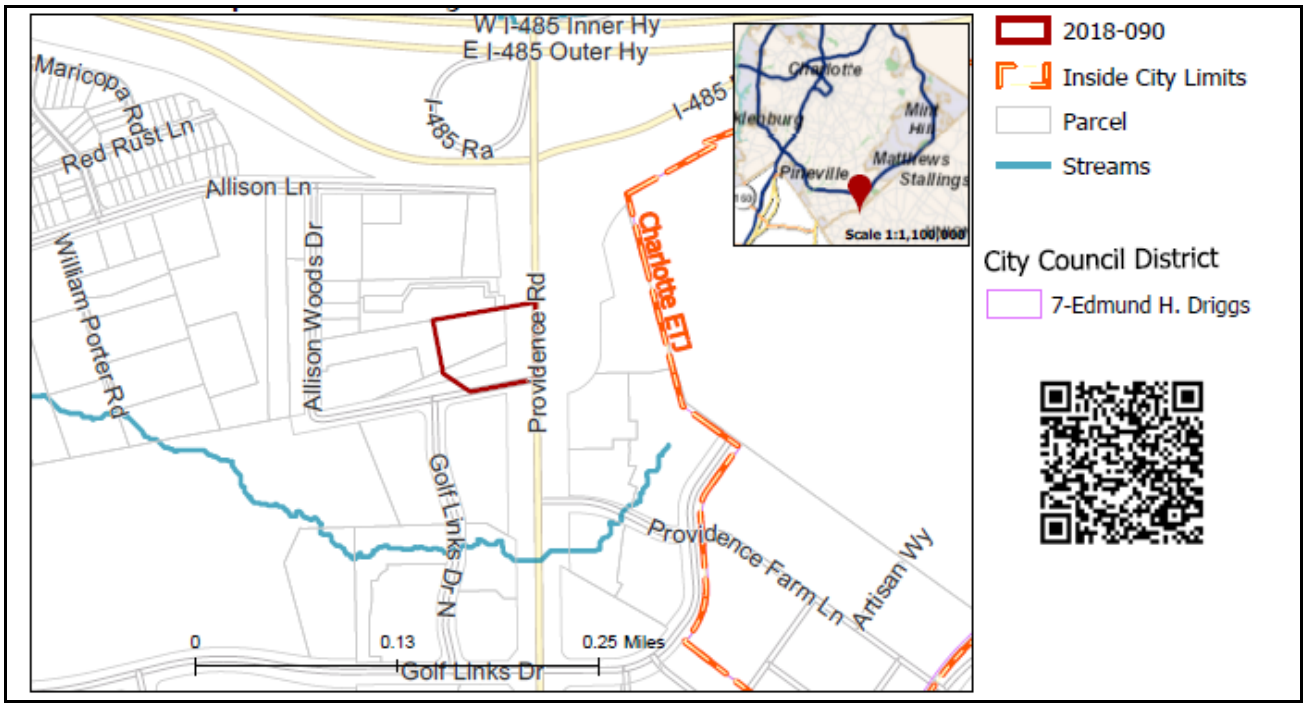
CHARLOTTE.
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2018-090
Final Staff Analysis
November 19, 2018

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 1.1 acres located on the west side of Providence Road, south of I-485. (Council District 7 - Driggs)



SUMMARY OF PETITION	The petition proposes the development of a climate controlled self-storage facility with ground floor commercial uses and parking within the building on a vacant site south of I-485 near the Rea Farms and Waverly developments.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	State Employees Credit Union; Allison Woods LLC Fourstore, LLC Collin Brown and Bailey Patrick, Jr., K&L Gates, LLP
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7

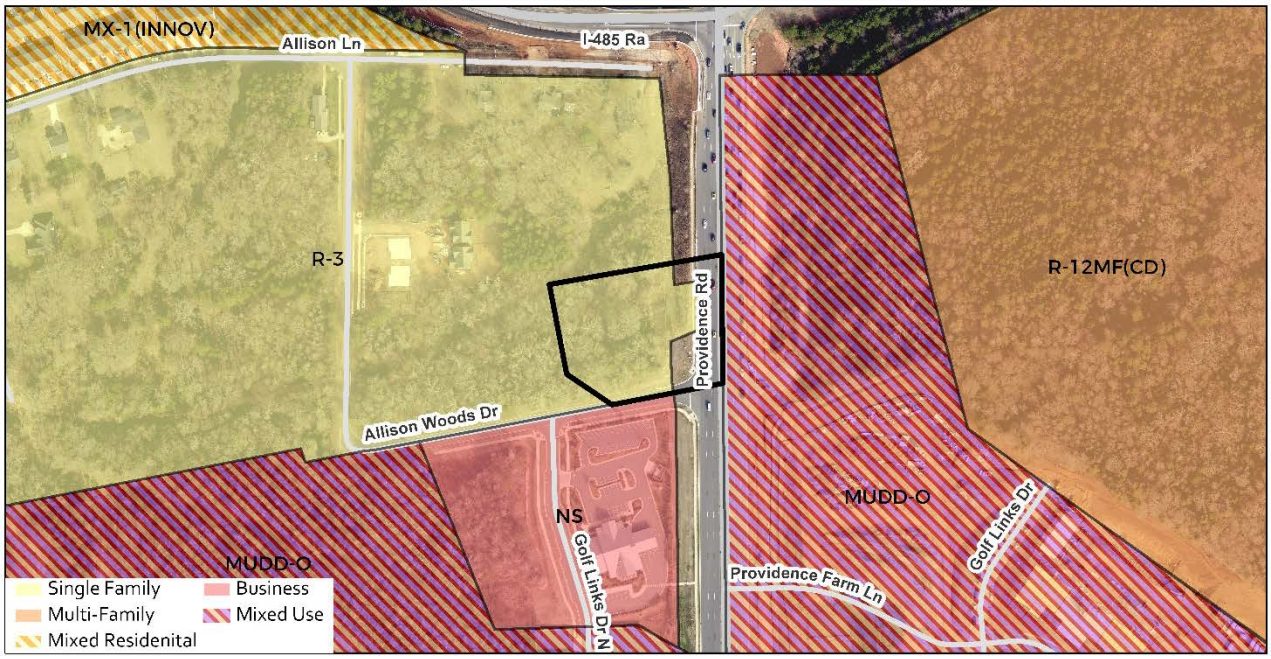
STAFF RECOMMENDATION	Staff recommends approval of this petition. Plan Consistency The petition is inconsistent with the recommendation of the *Providence Road/I-485 Area Plan Update* for residential use at up to eight dwellings per acre. Rationale for Recommendation • The *I-485 & Providence Road Development Response Memorandum* was prepared in March 2011 with considerable community organization and property owner consultation. A second Development Response was held in 2014. Although not adopted by City Council, they formed a basis by which Waverly,

	Providence Farm, Rea Farms, and other adjoining properties previously recommended for residential use were rezoned for more intense commercial and mixed use development. The subject property was not directly included in these processes. • As a result of these rezonings for mixed use development, the Providence/I-485 Activity Center was expanded to incorporate the new developments, and now includes the subject property within the Activity Center. • The property fronts on Providence Road and Allison Woods Drive, just south of I-485, at a visually prominent location with limited right-in/right-out access. The proposed use is a relatively low traffic generator which is desirable for a site with access limitations. • Properties to the south immediately across Allison Woods Drive are developed with retail and commercial uses compatible with the proposed use, and include a street network that serves the subject property and provides connectivity within the Activity Center. • The property is constrained along the north and west by creeks and wetlands, and does not immediately abut existing single family neighborhoods. The creeks and wetlands will provide a buffer and separation for future development to the north and west.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows up to 120,000-square foot building with climate controlled self-storage uses not to exceed 108,000 square feet and up to 12,000 square feet of office, professional business and retail uses on the ground floor.
  - Prohibits convenience stores, check cashing establishments and Type 1 and 2 eating/drinking/ entertainment establishments.
  - Commits to a maximum building height of 80 feet along Allison Woods Drive and Providence Road and a maximum of 90 feet along north and western side of the building due to topography.
  - Specifies that direct access to the individual storage units will be within the building through internal hallways.
  - Prohibits the storage of hazardous materials.
  - Stipulates that the seven story building will be architecturally designed to appear as a four-story building as depicted in the rendering provided.
  - Specifies the allowed exterior building materials with masonry making up a minimum of 30% of all sides and indicates required urban open space at the corner entry of the building at Allison Woods Drive and Providence Road.
  - Provides a 46-foot “Class A” buffer along the northern and western property line abutting residential zoning.
  - Constructs a new eight-foot planting strip and six-foot sidewalk along Allison Woods Drive, including curb ramps at intersections.
  - Requests the following optional provision:
    - Allow deviation from the parking requirement for warehouse uses to allow a minimum of 26 parking spaces for all uses on the site. The ordinance would require a total of 27 spaces for the self-storage use and 20 spaces for the other uses on the site.

- **Existing Zoning and Land Use**



- The subject site is zoned R-3 (single family residential) and is vacant.



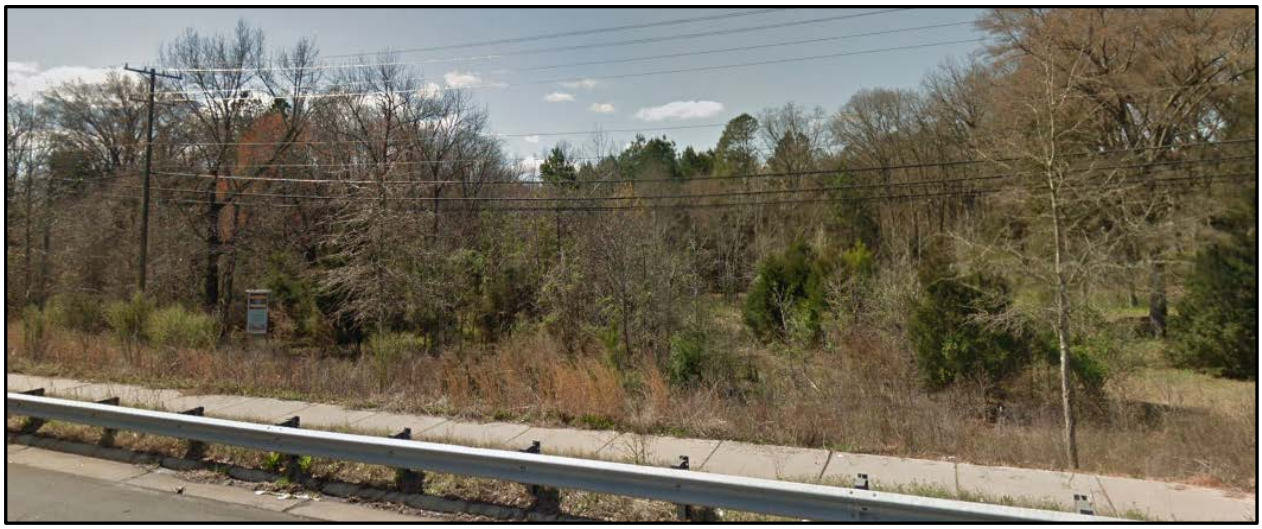
The subject property is vacant.



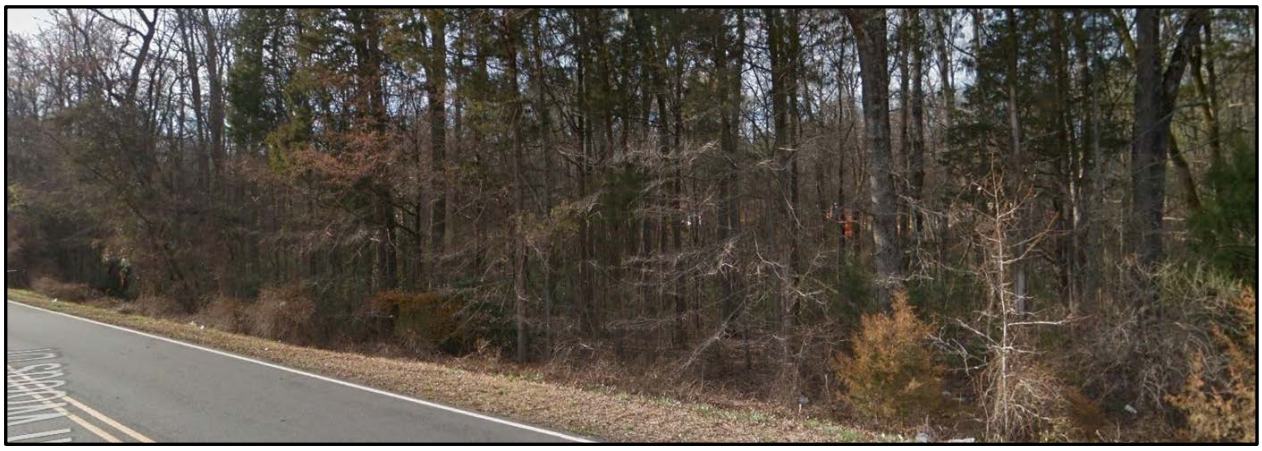
There have been several large developments approved and either constructed or under construction in the area south of the site, primarily within the Rea Farms, Waverly and Providence Farm developments. The red star shows the site location.



The property to the south along Allison Woods Drive is developed with a financial institution.



The property to the north along Providence Road is undeveloped.

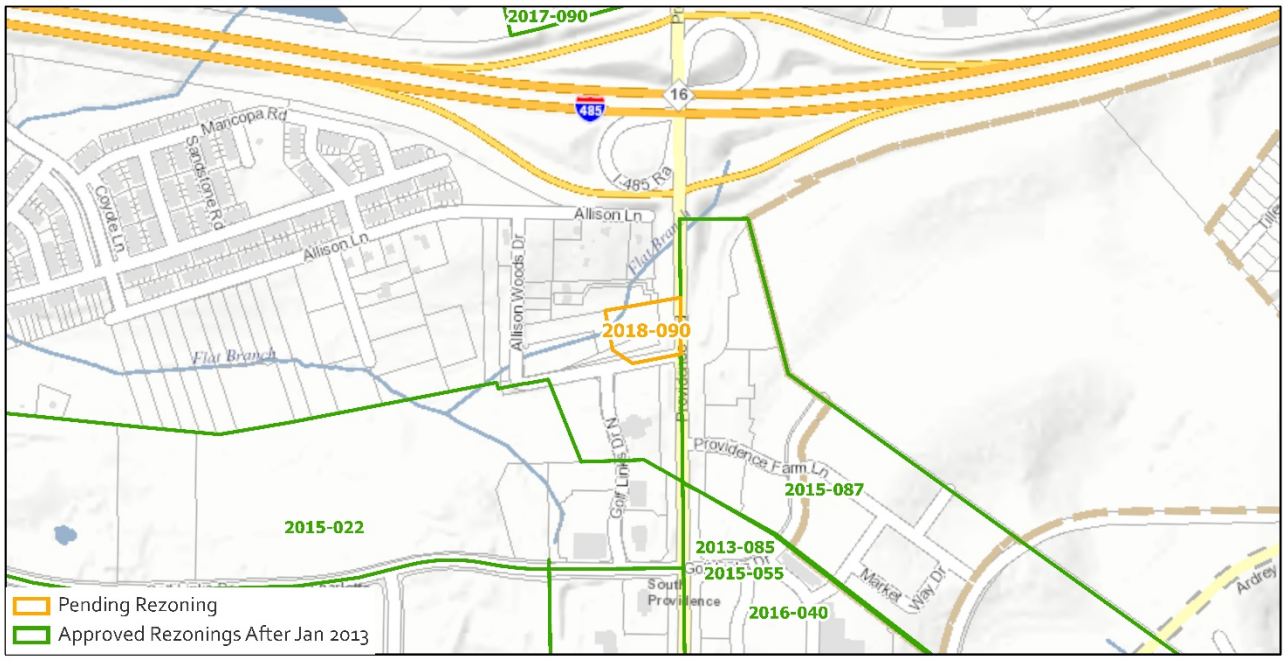


The property to the west along Allison Woods Drive is undeveloped.



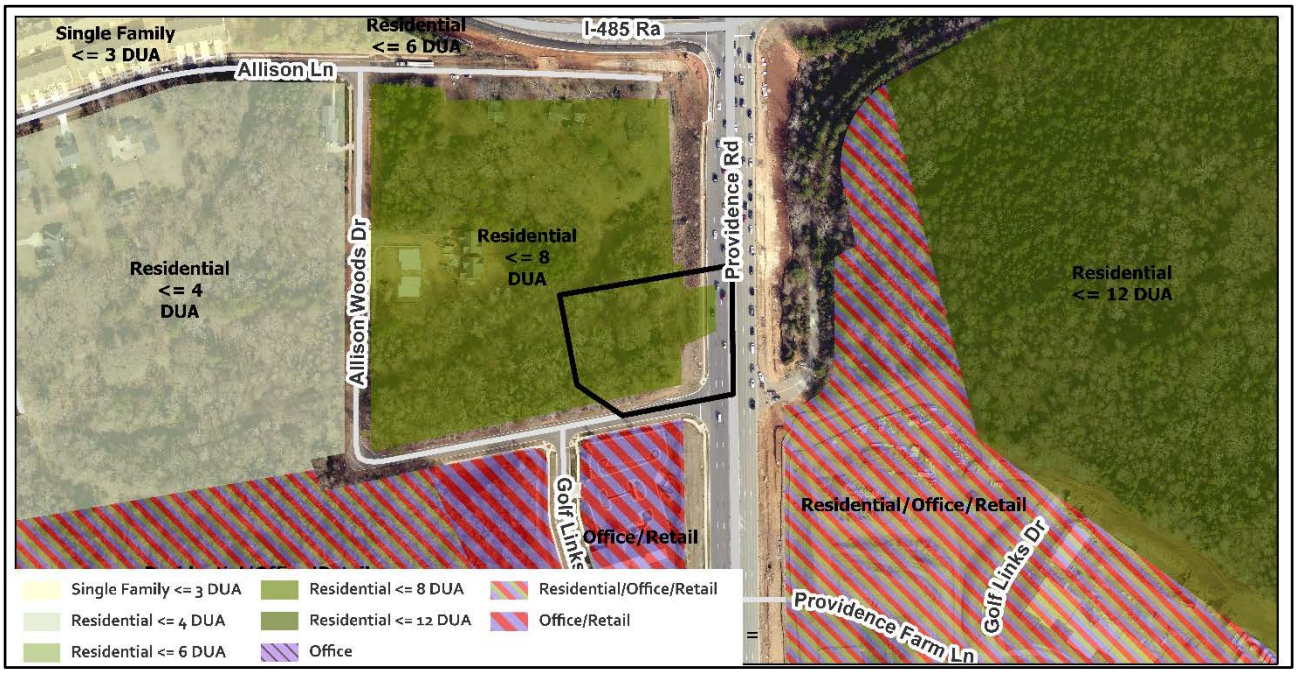
The property to the east, directly across Providence Road, is undeveloped. Property across Providence Road to the southeast is developed with retail and multi-family in the Providence Farm development.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2013-085	Rezoned 89.5 acres to MUDD-O (mixed use development, optional) and MX-2 (Innov) (mixed use, innovative) to allow a mixed use development. (Waverly)	Approved
2015-022	Rezoned 194 acres to MUDD-O (mixed use development, optional) and MX-1 (Innov) (mixed use, innovative) to allow a mixed use development. (Rea Farms)	Approved
2015-055	Rezoned 47.55 acres to MUDD-O SPA (mixed use development, optional, site plan amendment) to amend the site plan for a portion of the Waverly development.	Approved
2015-087	Rezoned 38.3 acres to MUDD-O (mixed use development, optional) and MX-2 (Innov) (mixed use, innovative) to allow a mixed use development. (Providence Farm)	Approved
2016-040	Rezoned 47.55 acres to MUDD-O SPA (mixed use development, optional, site plan amendment) to amend the site plan for a portion of the Waverly development.	Approved
2017-090	Rezoned a 27.6 acre portion of the Promenade Shopping Center to CC SPA (commercial center, site plan amendment) to allow redevelopment of a building and site design changes.	Approved

- **Public Plans and Policies**



  - The *Providence Road/I-485 Area Plan Update* (2000) recommends the subject property for residential use at a density of up to eight dwellings per acre.
  - The *I-485 & Providence Road Development Response Memorandum* was prepared in March 2011 with considerable community organization and property owner consultation. A second Development Response was held in 2014. Although not adopted by City Council, they formed a basis by which Waverly, Providence Farm, Rea Farms, and other adjoining properties previously recommended for residential use were rezoned for more intense commercial and mixed-use development. The Providence/I-485 mixed use activity center was expanded south of I-485 to include the subject property and surrounding new development as a result of these Development Responses and development activity.

- **TRANSPORTATION CONSIDERATIONS**
  - The site is located along a major thoroughfare and local road. The site plan commits to extending sidewalk and creating a ramp for pedestrians to cross Allison Woods Drive. ~~CDOT is requesting the petitioner update Note D.4. to better clarify that they will be reconstructing ramps to city standards at the intersection of Providence Road and Allison Woods Drive.~~
  - ~~See Outstanding Issues, Note 4.~~ Addressed.
  - **Vehicle Trip Generation:**
    Current Zoning:
    Existing Use: 0 trips per day (based on vacant land).
    Entitlement: 30 trips per day (based on three single family dwellings).
    Proposed Zoning: 1,980 trips per day (based on 108,000 square feet of mini-warehouse and 12,000 square feet of retail).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** Fire hydrant shall be within 750 feet of most remote point of the building as fire truck travels. Access road shall be within 150 feet of non-sprinkled building/ 200 feet of sprinkled building.
- **Charlotte-Mecklenburg Schools:** Non-residential development does not impact school utilization.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing eight-inch water distribution main located along Alison Woods Drive. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing eight-inch gravity sewer main located within the rezoning boundary from west to northeast.
- **Engineering and Property Management:**
  - **Arborist:** ~~See Outstanding Issues, Note 5.~~ Addressed.
  - **Erosion Control:** No outstanding issues.

- **Land Development:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Provide a minimum 20-foot depth for the ground floor leasable space. It must result in usable space for retail/commercial activity.~~ Staff rescinded this comment. The petitioner states that they have had success in leasing similarly sized spaces and provided an example of an existing location on Morehead Street.
2. ~~Amend the site plan to show and label setbacks measured from the existing or future back-of-curb whichever is greater along Allison Woods Drive and Providence Road. The setbacks should reflect what is depicted on the site plan (i.e. 20 feet along Allison Woods Drive and at least 55-feet from Providence Road.)~~ Addressed.
3. ~~Provide annotated building elevations for the facades facing public streets in addition to the rendering included in the revised plan.~~ Addressed.

Transportation

4. ~~Revise conditional Note D. 4. to state "Petitioner will improve existing ramps at both corners of Providence Road and Allison Woods Drive intersection to bring ramps to current city standards."~~ Addressed.

Environment

5. ~~Submit a tree survey for all trees two inches in diameter at breast height (DBH) or larger located in the public right-of-way. Tree survey may be completed by landscape architect, surveyor, or other land development professional.~~ Addressed.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

6. ~~Delete the "(CD)" in the proposed zoning district in the Development Data table because the proposed zoning is MUDD-O.~~ Addressed.
7. ~~Delete the parking ratio in the development data table because the optional provision states the number of parking spaces for all uses on the site.~~ Addressed.
8. ~~Delete the following portion of Note E.1 "As the building will appear as a 4-story building, each of the 'visual floors' 2, 3, and 4 shall have windows that cover 25% of the length of any street facing façade" because this is an ordinance requirement.~~ Addressed.
9. ~~Add a note under "F. Streetscape and Landscaping" committing to the 46-foot "Class A" buffer that is shown on the site plan along the northern and western property lines.~~ Addressed.
10. ~~Move Note F.2 related to compliance with the Post Construction Stormwater Ordinance to section "G. Environmental Features."~~ Addressed.
11. ~~Remove sheet (the survey) from the revised plan submittal.~~ Addressed.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Pre-hearing staff analysis
- Post hearting staff analysis
- Zoning Committee Recommendation
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Housing and Neighborhood Services Review
  - Charlotte Fire Department Review
  - Charlotte Water Review
  - Engineering and Property Management Review
    - City Arborist
    - Erosion Control
    - Land Development
    - Storm Water
    - Urban Forestry
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

Planner: John Kinley (704) 336-8311