



STAFF REPORT

CASE:	ZC15-1
EXISTING ZONING	R
PROPOSED ZONING	I-G (CD)
APPLICANT/PROPERTY OWNER:	WILLIAM GRAY
LOCATION	11131 AND 11207 BLAIR ROAD
TAX PARCEL NUMBER	137-153-10 AND 137-153-11
REQUEST:	STORAGE FACILITY (MINI-WAREHOUSE)

APPLICATION SUMMARY:

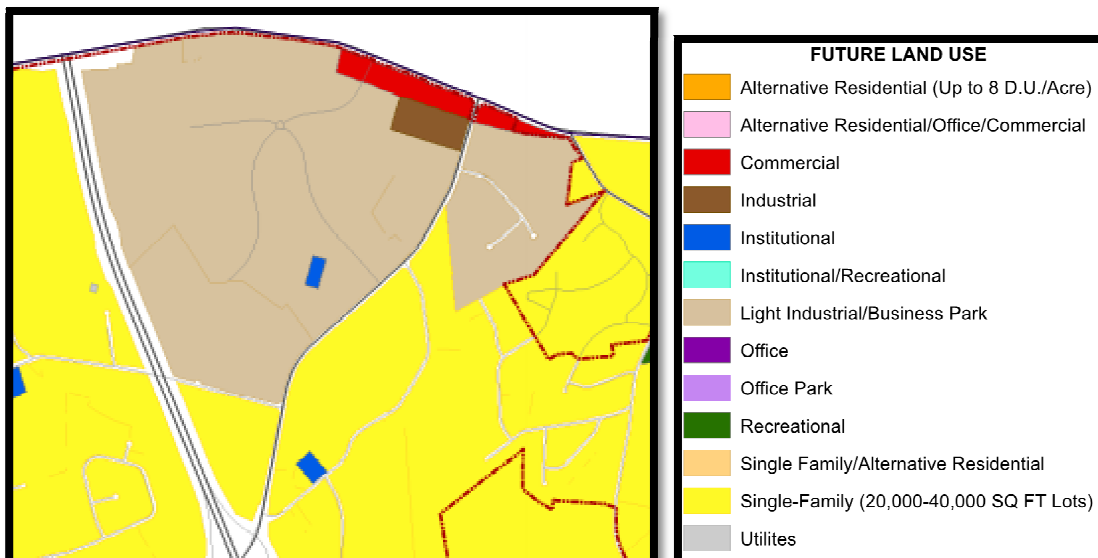
The applicant is requesting rezoning from Residential to General Industrial (Conditional District). The Zoning Plan indicates Phase 1 will consist of five storage buildings (referred to as *Mini-Warehouse* in the UDO) and an outdoor storage area. Three additional storage buildings and an expanded area for outdoor storage are shown for Phase 2.

Please note the applicant wishes to retain residential zoning for the front portion of parcel number 137-153-11.

REVISED STATEMENT

*The Land Use Plan notes storage facilities are not envisioned for the area. However, the description (see excerpt below) was likely intended for the planned industrial parks and not necessarily the perimeter properties.

The type of development envisioned is a quality light industrial/business park in a campus-like setting, much like the Huntersville Business Park, located in Huntersville. Wide, tree-lined boulevards along major routes would be constructed, with walking trails, pedestrian amenities, street lighting and architecturally interesting buildings, primarily of brick. Landscaping and entrance signage would complete the unified development concept. No flat roof, metal frame construction, big-box type structures are envisioned in this area, nor any mini-warehouses, or storage facilities. Industrial uses would be light industrial uses or research and design oriented. Shopping centers and retail uses would not be included in these areas shown in dark brown on Map #13. A conditional site plan would be appropriate to ensure quality development.



STAFF RECOMMENDATION:

Staff recommends approval with the following recommended conditions of approval:

1. Add the following Zoning Plan notes:
 - No outdoor storage shall be allowed in conjunction with the facility with the following exceptions: boats, car, motorcycles, trailers, motor homes, pickup trucks and similar type and size vehicles. Outdoor storage is restricted to the areas designated as outdoor storage on the Zoning Plan
 - Landscaping associated with the screening and buffer shall be maintained in a good and healthy condition
 - Street trees will be maintained by the property owner
 - Development of the site will be governed by the Zoning Plan as well as the applicable provisions of the Unified Development Ordinance
 - Lighting shall be fully shielded and downwardly directed.
2. Correct I-G zoning to read, I-G (CD).
3. Small maturing street tree should be considered due to the existing power lines along Blair Road
4. Indicate future R/W for Blair Road (118')
5. A sidewalk easement may be required

STAFF CONTACT:

Planning Staff
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