



DATE: January 19, 2016

SUBJECT: Special Use Permit
Self service storage facility (mini-warehouse) in the CUC-2
(Conditional Use General Commercial) Zoning District

CASE: SUP-11-15

APPLICANT: Kodiak Mini Storage II LLC/ Jeff Turnbull

LOCATION: Northeast quadrant of Pitts School and Weddington Roads
PIN 4599-79-0526

AREA: 4.97+/- Acres

EXISTING LAND USE: Vacant land

EXISTING ZONING: CUC-2 (Conditional Use General Commercial)

REPORT PREPARED BY: Kevin E. Ashley, AICP
Planning and Development Manager

BACKGROUND

The proposed special use permit is a request to develop a self -service storage facility, consisting of approximately 85,000 square feet of floor area and approximately 525 storage units.

HISTORY

The subject property was annexed on a voluntary basis with an effective date of February 7, 1991. Upon annexation, the property was zoned to Planned Unit Development as it was an outparcel of the King’s Grant/Landex development. The property was subsequently rezoned to Conditional Use General Commercial (CUB-3) on 5/12/94, allowing B-3 uses with a number of those uses not being allowed. Among the prohibited uses are automobile repair, lodging, outdoor amphitheaters, lumber and building supply dealers and automobile sales.

Upon adoption of the Unified Development Ordinance (now known as the CDO) in 2000, the zoning of the property changed to CUC-2, which is the equivalent of CUB-3 zoning. The nomenclature of “conditional use” was removed from the ordinance in the mid-2000s as the conditional use permit requirement was removed from the ordinance.

A convenience store was constructed on the property directly at the corner of Pitts School and Weddington Roads. According to Cabarrus County records, this structure was built in 2011.

PROPOSED DEVELOPMENT

The property is approximately 4.97 acres of an overall 6.71 acre parcel. An existing driveway is present on the north side of Pitts School Road, which serves the existing convenience store and provides a vehicular connection between Pitts School and Weddington Roads. The proposed development will utilize existing driveways and no new driveways are proposed.

The Future Land Use Plan designates the subject property as “commercial.”

The development proposes eleven (11) separate structures on the site, with up to 40,000 square feet of the total floor area to be devoted to climate controlled storage. All structures are one story in height. The site plan indicates that the development will have all drive and vehicular access areas located to the interior of the parcel, and all exterior walls will be faced with brick. The site plan also indicates that the exterior walls facing the public rights-of-way will be faced with brick. In accordance with the CDO, a 15-foot wide class B landscape buffer is indicated around the perimeter of the development. Curb and gutter is proposed along the Weddington Road frontage and sidewalks are proposed along both streets.

The site plan has been reviewed by all applicable City departments, and there are no objections to the petition. Should the special use permit be approved, technical site plan approval will be required prior to issuance of the permit.

APPROVAL CRITERIA

In accordance with CDO Article 6.2, the Commission shall permit only those uses that are part of the special use permit. The following criteria shall be issued by the Commission as the basis for review and approval of the project:

1) The proposed conditional use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on the site.

The proposed mini-storage/self-service storage use is a commercial use which is permissible in both the future land use designation and within the CUC-2 zoning district. The property is adjacent to commercially zoned properties on the west, south and east sides, and shares a driveway with the adjacent convenience store. A 15' wide class B landscape buffer is proposed around the perimeter of the development and the exterior building walls are proposed to be faced with brick material. As a result, the proposed use does conform to the character of the neighborhood.

2) Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

The subject property has direct access to both Weddington and Pitts School Roads via existing driveways. Sidewalks are proposed along both street frontages.

3) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

The proposed use will function similarly, or less intense than other uses located on the adjacent properties. The nature of the property, being storage, lends itself to less vibration, noise, odor, dust, smoke or gas than traditional commercial or industrial properties.

4) The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Development of the proposed use should not impede development of surrounding properties as most are already either commercially zoned or developed.

5) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.

The proposed use should not be detrimental to or endanger public health safety or general welfare as the use will be less intense in terms of noise and traffic generation than most adjacent commercially zoned and/or developed properties.

6) Compliance with any other applicable Sections of this Ordinance.

Based upon the submitted materials, the proposed project complies with CDO requirements with respect to zoning. If the requested SUP is approved, the applicant must apply for technical site plan review. At that time, detailed construction plans will be required to assure compliance with various parts of the CDO, such as the commercial design standards in Article 7, fire prevention, stormwater, landscaping and site lighting.

PROPOSED FINDINGS OF FACT

1. The applicant is Kodiak Mini Storage II LLC/Jeff Turnbull and the subject property is located generally at the northeast quadrant of Weddington and Pitts School Roads.
2. The property is owned by Wells Fargo Bank (DB 9627 PG 288.)
3. The subject property is zoned CUC-2 (Conditional Use General Commercial)
4. The property is 4.97 acres in size, and is vacant land.
5. The adopted Land Use Plan designates the property as “commercial.”
6. The request is to construct a 85,000 square foot self-storage facility, with up to 40,000 square feet of the overall floor area being climate controlled storage.
7. The submitted site plan and supplemental materials indicate that the proposal meets the minimum requirements of Section 8.3.6.E of the Concord Development Ordinance (Supplemental Regulations for Certain Uses).

RECOMMENDATION AND SUGGESTED CONDITIONS

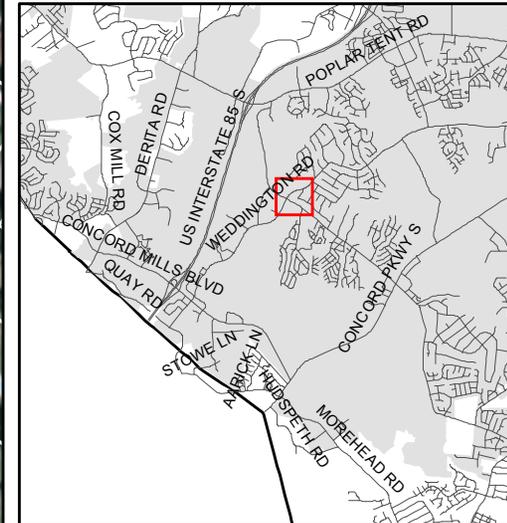
If the Commission votes to approve the special use permit, staff recommends the Commission consider adopting of the following conditions:

- 1) The development will be required to obtain technical site plan approval.

**SUP-11-15
AERIAL**

**Special Use Permit
Application to construct
a self-service storage facility
on land zoned Conditional Use
General Commercial (CUC-2)**

Weddington Rd
PIN: 4499-79-0526



Source: City of Concord
Planning Department

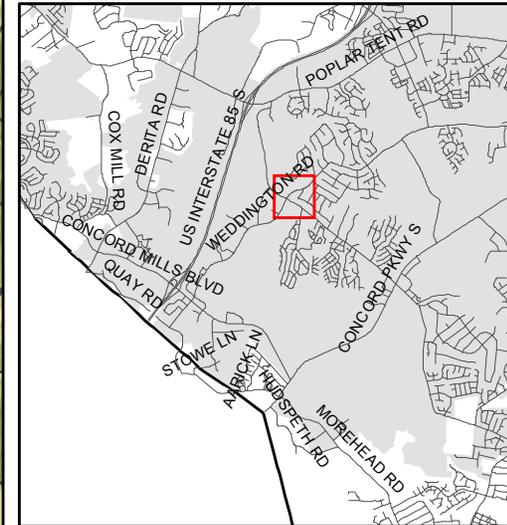
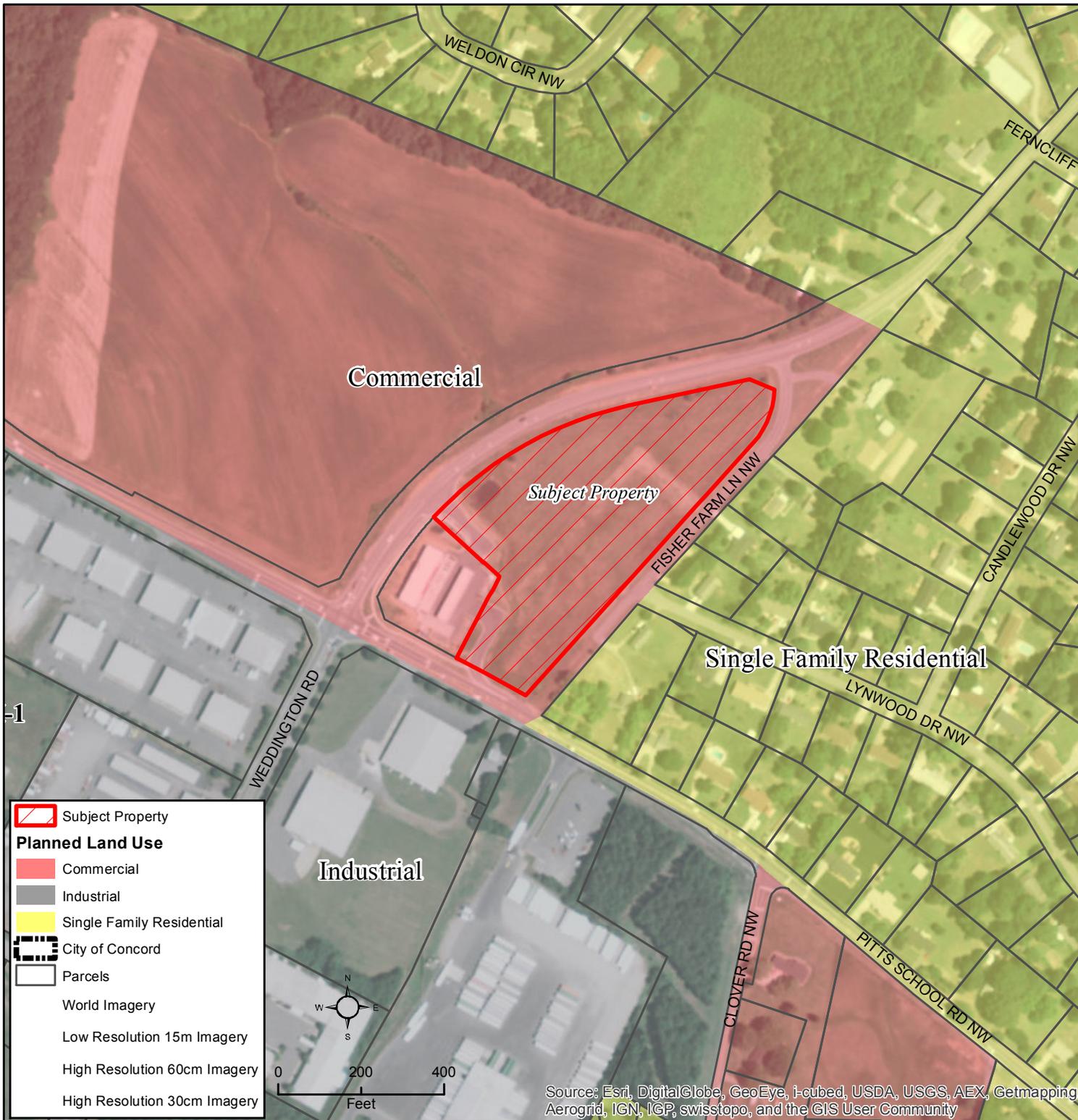
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**SUP-11-15
LAND USE PLAN**

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Weddington Rd
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Source: City of Concord
Planning Department

Disclaimer

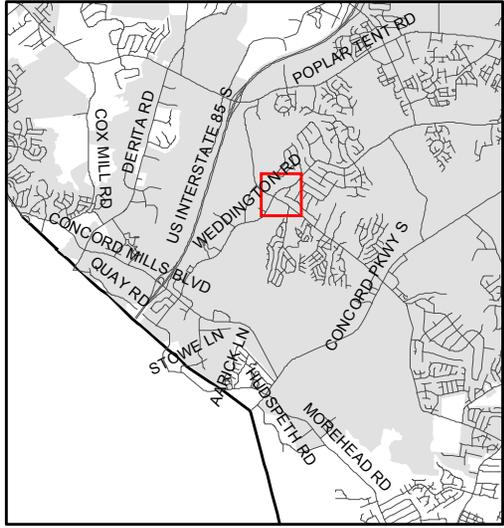
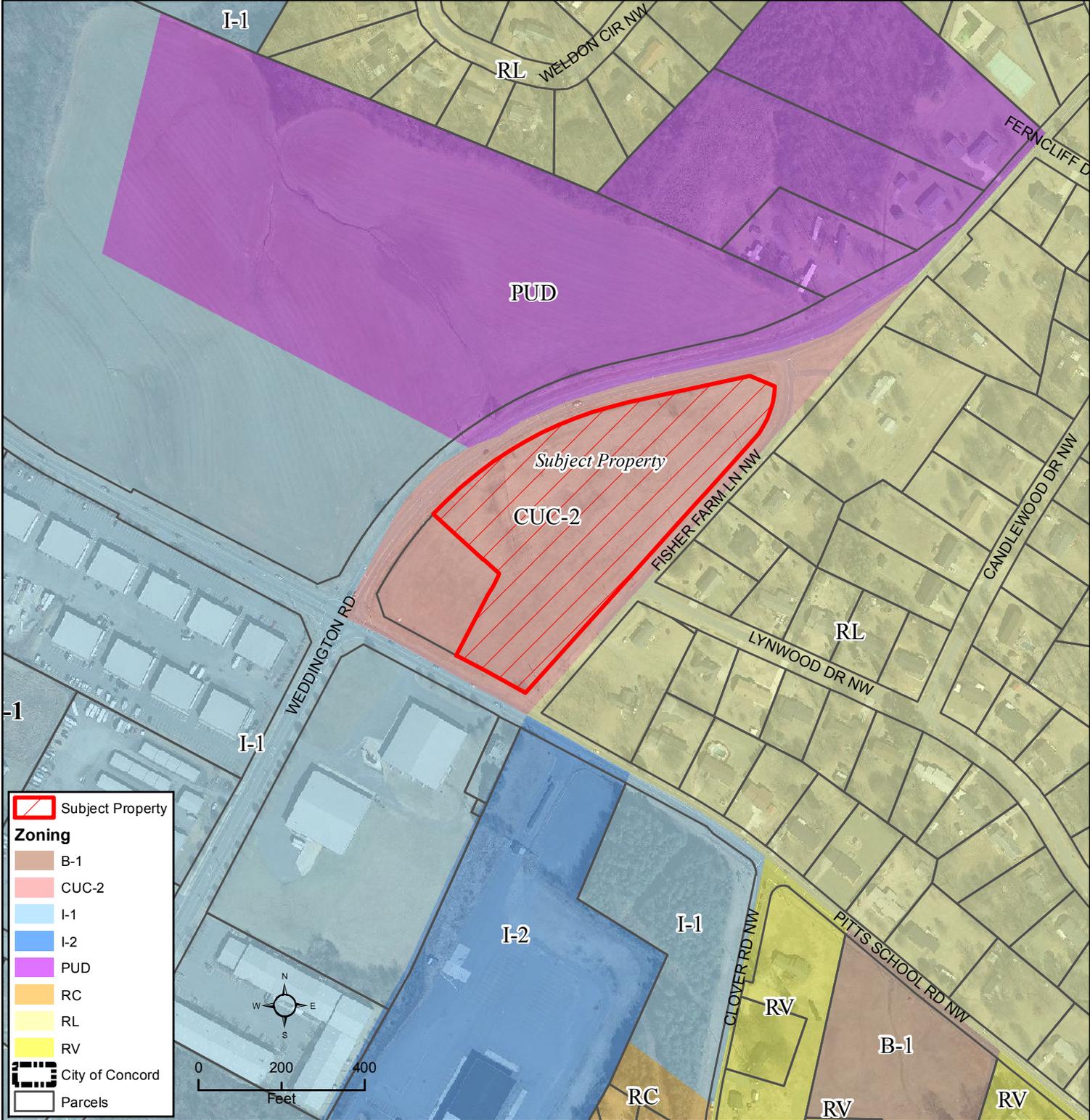
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Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**SUP-11-15
ZONING MAP**

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Weddington Rd
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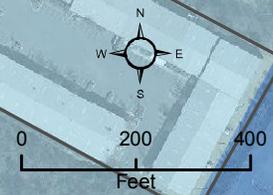
Subject Property

Zoning

- B-1
- CUC-2
- I-1
- I-2
- PUD
- RC
- RL
- RV

City of Concord

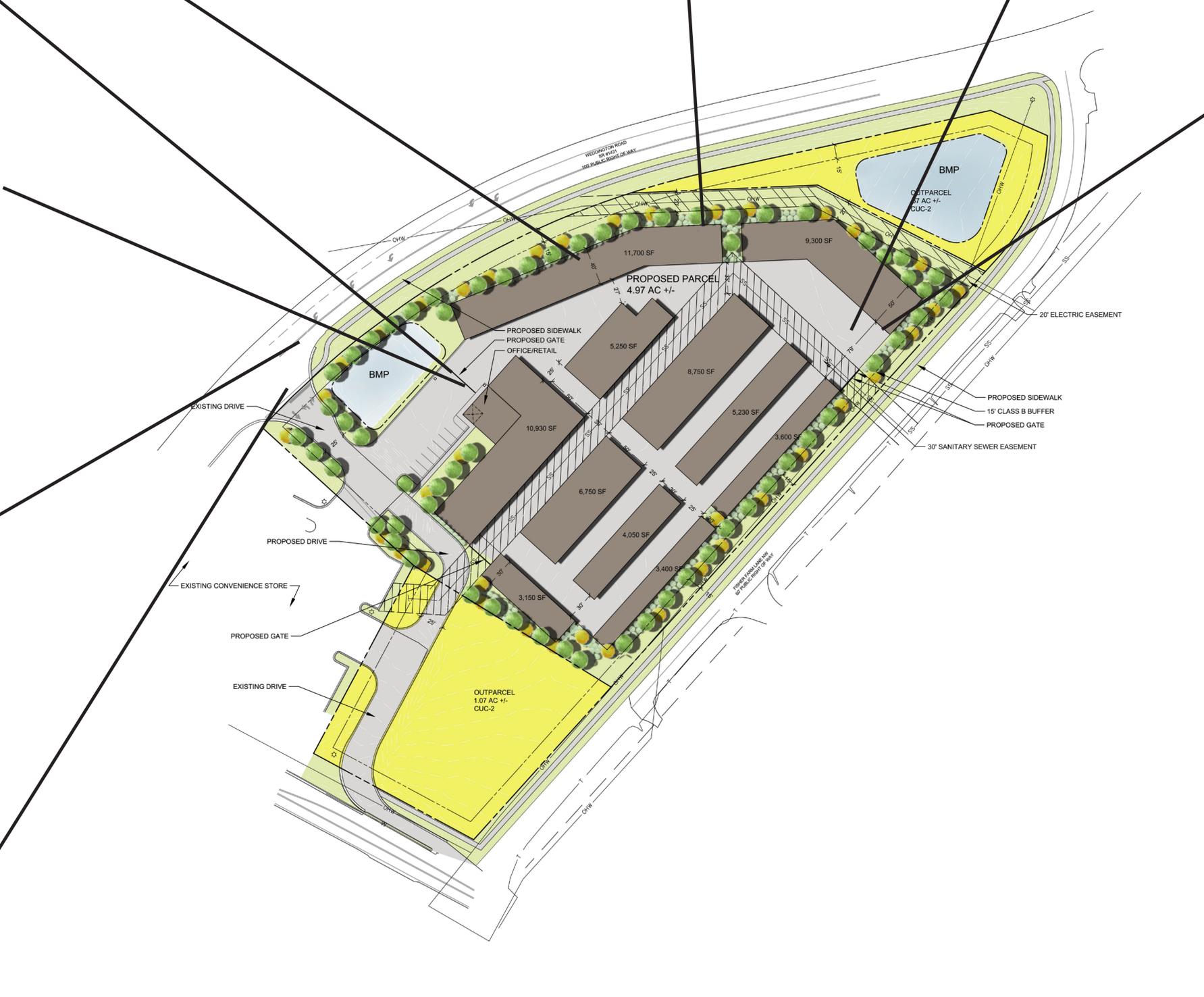
Parcels



Source: City of Concord
Planning Department

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KODIAK MINI STORAGE

Conceptual Product Images
11/09/2015





Date _____

APPLICANT NAME: Kodiak Mini Storage II, LLC COMPANY
NAME Jeff Turnbull

APPLICANT ADDRESS:
P.O. Drawer 275

CITY: Matthews STATE NC ZIP 28106 PHONE NUMBER OF
APPLICANT: 704.907.5218

OWNER OF PROPERTY (if different from applicant)
Wells Fargo Bank NA

OWNER ADDRESS:
c/o Steve Barr 7th Floor 420 N 20th St. CITY Birmingham STATE AL ZIP 35203

PROJECT ADDRESS (if an address exist):
Weddington Road at Pitts School Road

P.I.N.: 45997905260000

Area of Subject Property (in acres, or square feet): 4.97 Ac.

Lot Width: +/- 970' Lot Depth: +/- 440'

Current Zoning Classification: CUC-2

Existing Land Use: Vacant

Description of Use Requested: Mini Storage

Certification

I hereby acknowledge and say that the information contained herein and herewith is true, and this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the Development Services Department.

Date: October 5, 2015 Applicant Signature: Jeff Turnbull

General Requirements

The Concord Development Ordinance (CDO) imposes the following general requirements. Under each requirement, the applicant should explain, with reference to the attached plans (when applicable) how the proposed use satisfies these requirements.

- (a) The Planning and Zoning Commission must find that “the establishment, maintenance, or operation of the proposed use shall not be detrimental to, or endanger, the public health, safety or general welfare.”
The mini storage use will generate low traffic volumes. Storm water detention and treatment measures will be constructed per the Concord Development Ordinance requirements. No storage of flammable chemicals will be permitted on site.

- (b) The Planning and Zoning Commission must find that the proposed use “conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures, and the type and extent of landscaping and screening on the site.”
The site will be enclosed by a decorative fence with extensive landscaping and vegetative screening. Buildings will only be one story in height. No garage doors will face the street and there will be no perimeter access drives.

- (c) The Planning and Zoning Commission must find that the proposed use “provides ingress and egress so designed as to minimize traffic hazards and to minimize congestion on the public roads.”
This use generates very low trip counts and access will be on Weddington Road only via a shared drive with Citgo with left and right egress lanes. Dedicated right and left turn lanes already exist on Weddington road to access the site.

- (d) The Planning and Zoning Commission must find that the proposed use “shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.”
Leases with tenants will prohibit storage units from being used for any such use.

- (e) The Planning and Zoning Commission must find that “the establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.”
All the surrounding properties are already developed except for the Martin Marietta property across Weddington Road that is zoned I-1 and PUD. This project will not impeded the development of that property.

Specific Requirements

The Concord Development Ordinance also imposes SPECIFIC REQUIREMENTS on the proposed use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Planning and Zoning Commission, the proposed use(s) will comply with specific requirements concerning the following:

- (1) Nature of use(s) (type, number of units, and/or area):
Mini storage with approximately 525 storage units.

- (2) Accessory uses (if any):
None.

- (3) Setback provisions:
10' front setback and 0' side and rear yards are required. The site will provide a 15' Class B perimeter buffer.

- (4) Height provisions:

48' maximum height allowed - 25' proposed.

(5) Off-street parking and loading provisions:

One parking space per 200 storage units is required. 8 parking spaces provided for 525 storage units. (3 required)

(6) Sign provisions:

Will provide one street sign and one wall mounted sign for the project. Signs will meet City of Concord sign regulations.

(7) Provisions for screening, landscaping and buffering:

A 15' type B landscape buffer will be provided around the perimeter of the site. Unpaved areas will be planted with turf. No outdoor storage is proposed.

(8) Provisions for vehicular circulation and access to streets:

The existing drive onto Weddington Road has one ingress and two egress lanes. Weddington Road has existing right and left turn lanes into the site. Internal one way drive will be 12' in width and two way drives will be 24' in width.

(9) Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm water, prevent erosion, and subdue dust:

The entrance drive utilizes curb and gutter and the paved areas of the site will be graded to direct storm water to inlets where it will be piped to storm water management facilities to treat both water quality and quantity prior to leaving the site.

(10) Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination:

Project will connect proposed parking area/office sidewalk to existing sidewalk at entrance drive. The existing drive sidewalk connects to existing sidewalk on Weddington Road. Sidewalk will be added around perimeter of site.

(11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy:

N/A

(12) Fences, walls, or year-round screen planting abutting residential districts, to protect residences from parking lot illumination, headlights, fumes, heat, blowing papers, and dust (to reduce the visual encroachment on privacy and residents):

Will provide fences and year-round screen planting abutting residential districts to protect residents from parking lot illumination, headlights, fumes, heat, blowing papers and dust. Garage doors will not be located on street side of units.

(13) Open space (including flood hazard area):

N/A

(14) Improvements within the common open space:

N/A

(15) Parking Areas:

8 parking spaces provided for 525 storage units. (3 required)

(16) Sidewalks, trails and bikeways:

Project will connect proposed parking area/office sidewalk to existing sidewalk at entrance drive. The existing drive sidewalk connects to existing sidewalk on Weddington Road. No trails or bikeways proposed.

(17) Lighting and utilities:

Site light will be provided on the building walls facing the interior of the site. There is an existing 12" water main with fire hydrants surrounding the site. There is an existing 8" sanitary sewer main that bisects the site.

(18) Site furnishings:

N/A

(19) Adequate fire, police, water and sewer services:

Concord fire station #5 (EMS 7) is located about one mile to the south of the site on Pitts School Road. There is an existing 12" water main with fire hydrants surrounding the site. There is an existing 8" sanitary sewer main that bisects the site.
(20) Other requirements as may be requested by the applicant or specified by the City Council for protection of the public health, safety, welfare and convenience:
