



DATE: November 15, 2022

SUBJECT: Special Use Permit
Revision to self-service storage facility/mini-warehouse in a General Commercial (C-2) zoning district

CASE: SUP-01-22

ACCELA CASE #: CN-SUP-2022-00004

APPLICANT: U Haul of North Carolina, Peter Tatge, ESP Associates as owner agent

LOCATION: 75 Commercial Park Dr SW
PIN 5610-82-2148

AREA: 1.6 +/- Acres

EXISTING LAND USE: Warehousing/Storage for UBox Product

EXISTING ZONING: C-2 (General Commercial)

REPORT PREPARED BY: Scott Sherrill, AICP, Planning and Development Manager

BACKGROUND

The subject property is located at 75 Commercial Park Dr. SW. The 1.5795 acre property is zoned C-2 (General Commercial). The lot has one structure on site; however, the site functions in conjunction with PIN 5610-82-5108 and 5610-82-6249, which contain two additional buildings and an additional land area of +/-4.7627 acres.

Uhaul is proposing to expand its operations to provide an additional 10,000 square feet of enclosed warehousing to support their U Box storage needs at 75 Commercial Park Dr. SW (PIN 5610-82-2148). A special use permit was issued for the existing Uhaul facility at 855 Concord Pkwy S (PIN 5610-82-6249) by the Planning and Zoning Commission via case SUP-08-13, granted on September 17, 2013. The request was limited at that time to the area on which the Uhaul facility is currently located; however, the subject parcel of this special use permit request was not subdivided out from the parent parcel until September 26, 2013.

The City of Concord Development Ordinance was amended in December of 2019 to remove self-service storage from the C-2 zoning district: prior to that time, it was permissible in the C-2 with the granting of a special use permit. Because the properties at 75 Commercial Park Dr SW and 855 Concord Pkwy S were previously a single parcel and because the requested expansion was less than 50% of the building area of the existing structures, the applicant applied for and was granted a Certificate of Nonconformity Adjustment in accordance with CDO Section 13.1.4. Expansions or Enlargements of Nonconforming Uses on October 25, 2022 via case number CON-

02-21. Because the use is an expansion under a previous special use permit, it is before the Planning and Zoning Commission also. It is necessary to amend the existing special use permit to reflect the certificate of nonconformity adjustment as approved by the Board of Adjustment. The application materials and staff report for case CON-02-21 are included as attachments to this report.

The current building on site is a 1-story, 3,100 square footage metal storage building. The applicant is proposing to add a one-story 10,710 square feet of self-storage. The building will be used for storage pods and the applicant isn't anticipating any customer foot traffic to the site. They are providing one parking spot for an employee. They are providing a Type A Buffer between the site and the Quik Trip to the North. The entrance to the site is off of Commercial Park Drive. The applicant has provided elevations as well.

EXHIBITS

- A. Application
- B. Cover Letter
- C. Site Plan and Elevations
- D. Staff Report and Materials from CON-02-21

PROPOSED FINDINGS OF FACT

1. The applicant is U Haul of North Carolina, Peter Tatge, ESP Associates as owner agent, and the subject property is located at 75 Commercial Park Dr SW.
2. The property is owned by AREC 30, LLC.
3. The subject property is zoned C-2 (General Commercial).
4. The property consists of +/-1.6 acres of land currently being developed.
5. The adopted Land Use Plan designates the property as Commercial.
6. On September 17, 2013, the Commission approved a special use permit for the use of two existing structures at 855 Concord Pkwy S totaling 43,887 square feet to be expanded and used for storage. The existing structures were previously used as an automobile dealership and body shop, and the applicant proposed enclosing the covered vehicle display area and convert one building to a two-story structure. The special use permit applied only to the property at 855 Concord Pkwy S.
7. The subject property was subdivided from the same parcel as 855 Concord Pkwy S on September 26, 2013.
8. Mini-storage was removed as a permissible use from the C-2 zoning district in December of 2019. However, a Certificate of Nonconformity Adjustment was granted by the Board of Adjustment for the subject property on October 25, 2022.

APPROVAL CRITERIA (Potential Conclusions of Law)

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 Special 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 existing character of the surrounding properties support various warehousing facilities with adjacent I-2 zoned land uses. Along with adjacent C-2 zoned land uses associated with a convenience store and petroleum sales to the north (Quik-Trip store). The proposed use at 75

Commercial Park Dr. SW conforms to the character of the surrounding Business Park/Industrial Park 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 proposed warehouse and enclosed storage use minimizes traffic hazards and minimizes congestion to the public roads by providing two alternative means of ingress and egress to the 1.6 acres as further illustrated on the site plan.

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

The proposed land use will not be noxious or offensive by reason of providing vibration, noise, odor, dust, smoke, or gas, particularly not in relationship to the existing, surrounding, and adjacent I-1 and C-2 zoned land uses.

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.

The proposed warehouse and storage use will not impede orderly development and improvement of the existing surrounding property for uses permitted in the existing I-1 and C-2 zoning districts.

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 establishment, maintenance, or operation of the proposed Warehouse/ enclosed storage use will not be detrimental to, or endanger, the public health, safety, or general welfare. This is evidenced based on the fact that an existing contiguous Warehouse/Storage and Mini-Storage self-service land use has been in operation directly adjacent to this 1.6 acre property for many years, as this business has been approved via Special Use Permit by the City of Concord in 2013.

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

Based upon the previously approved elevations for the self-storage facility, the project complies with CDO requirements with respect to zoning; however, it will be subject to technical review.

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) Development shall be in accordance with the “Non-conformity adjustment request site plan exhibit Uhaul Mini-Storage” with original date of July 8, 2022 and is subject to full technical review and comply with terms of Certificate of Nonconformity Adjustment CON-02-21 approval.



Date : October 26, 2022

APPLICANT NAME: U Haul of North Carolina COMPANY NAME: AMERCO

APPLCANT ADDRESS: 9136 Wilkinson Blvd.

CITY: Charlotte STATE NC ZIP 28214

PHONE NUMBER OF APPLICANT: 980.721.0186 c/o Peter Tatge- ESP Associates, Inc. (Owners Agent)
OWNER OF PROPERTY (if different from applicant) AMERCO/ U Haul

OWNER ADDRESS: See above – Applicant
CITY _____ STATE _____ ZIP _____

PROJECT ADDRESS (if an address exist): 75 Commercial Park Dr. SW

P.I.N.: 5610-82-2148

Area of Subject Property (in acres, or square feet): 1.6 acres

Lot Width: See attached Boundary Survey Lot Depth: See attached Boundary Survey of the property

Current Zoning Classification: C-2

Existing Land Use: Warehousing/ Storage for U Box product

Description of Use Requested: Petitioner requests consideration to utilize the subject 1.6 acres property to provide an approximate additional 10,000 sq feet of enclosed warehousing to support their U Box storage needs that are associated w/ the adjacent existing U Haul facility located at 855 Concord Parkway, Concord, NC

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: 10/26/2022 Applicant Signature: Peter Tatge, AICP on behalf of U Haul/ Amerco

Date: _____ Property Owner Signature: Jason Harding's Regional Presidents,
signature is forthcoming as the AMERCO Land Owners representative (sent under separate cover)

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 establishment, maintenance, or operation of the proposed Warehouse/ enclosed storage use will not be detrimental to, or endanger, the public health, safety or general welfare. This is evidenced based on the fact that an existing contiguous Warehouse/ Storage and Mini Storage self-service land use has been in operation directly adjacent to this 1.6 acre property for many Years as this business has been approved via “Special Use Permit by the City of Concord in 2013.*
- (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 existing character of the surrounding properties support various warehousing facilities with adjacent I-2 zoned land uses. Along with adjacent C-2 zoned land uses associated with a convenience store and petroleum sales to the north, (Kwik- Trip store). The Proposed Use at 75 Commercial Park Dr. SW conforms to the character of the surrounding Business Park/ Industrial Park neighborhood.
- (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.”
The proposed Warehouse and enclosed storage use minimizes traffic hazards and minimizes congestion to the public roads by providing two alternative means of ingress and egress to the 1.6 acres as further illustrated on the attached site plan.
- (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.”
The proposed Land Use will not be noxious or offensive by reason of providing vibration, noise odor, dust, smoke or gas, particularly not in relationship to the existing surrounding and adjacent I-1 and C-2 zoned land uses.
- (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.”
The proposed Warehouse and Storage Use will not impede orderly development and improvement of the existing surrounding property for uses permitted in the existing I-1 and C-2 Zoning Districts.

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): Approximate 10,800 sq foot Warehouse and enclosed Storage facility to house their U Box product.
- (2) Accessory uses (if any): Parking and an existing approximate 3,200 sq foot storage building

Planning & Neighborhood Development

- (3) Setback provisions:
As outlined on the attached Preliminary Site Plan. . Proposed Land Use will comply with the CDO requirements for setbacks _____
- (4) Height provided: As outlined on the attached Preliminary Site Plan . Proposed Land Use will comply with the CDO requirements for height and setbacks _____
- (5) Off-street parking and loading provisions: As outlined on the attached Preliminary Site Plan. . Proposed Land Use will comply with the CDO requirements for off street parking. The proposed Warehouse facility is not open to the general public.

- (6) Sign provisions: Will conform with the City of Concord's CDO sign requirements

- (7) Provisions for screening, landscaping and buffering: As outlined on the attached Preliminary Site Plan

- (8) Provisions for vehicular circulation and access to streets: As illustrated on the attached Preliminary Site Plan

- (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: Each of these requirements will be detailed during the appropriate Civil Engineering design, construction document phase _____
- (10) Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading spaces, facilities for waste disposal, and illumination: As illustrated on the attached Preliminary Site Plan. Each of these requirements will be detailed during the appropriate Civil Engineering design, construction document phase.
- (11) An adequate amount, and safe location of, play areas for children and other recreational uses, according to the concentration of residential occupancy: **NA**

- (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): There are no adjacent or nearby residences as the site is located in an existing business park

- (13) Open space (including flood hazard area): These requirements or attributes do not apply to this property or proposed Land Use

- (14) Improvements within the common open space: These requirements or attributes do not apply to this property or proposed Land Use

- (15) Parking: As shown on the. Attached Site Plan.
- (16) Sidewalks, trails and bikeways: As shown on the. Attached Site Plan.
Sidewalks are proposed along Commercial Park Drive SW and within internal portion of the facility for U Haul personnel. Trails and Bikeways do not apply to this Land Use or Request



(17) Lighting and utilities: These will be provided. As existing utility services surround the property

(18) Site furnishings: NA/ Site is not intended to be accessible to the general public, only U Haul personnel.

(19) Adequate fire, police, water and sewer services: These services are being provided as part of the City of Concord's service area as this site is. The Property is located withing an existing platted and developed business park

(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: None are requested at this time

Required Attachments/ Submittals:

- 1. Typed metes and bounds description of the property (or portion of property) in a Word document.

- 2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent landowners, including any directly across the street.

- 3. A site plan drawn to scale (conditional district plan), and elevations if applicable (submitted digitally).

- 4. Money Received by _____ Date: _____
Check # 2780-22189 Amount: \$ 600.00 Cash: _____
The application fee is nonrefundable.

8/1/14

8/1/14

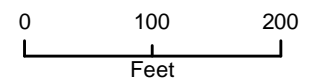
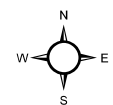
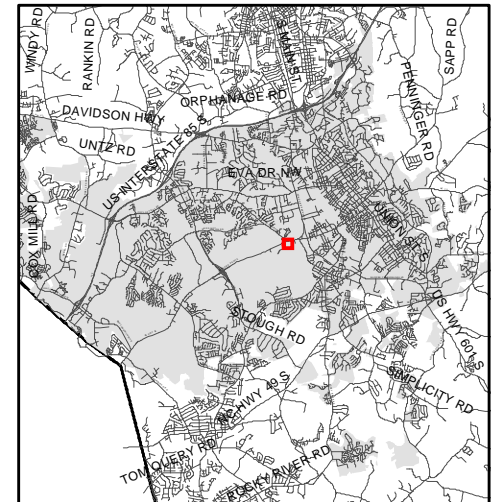
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**SUP-01-22
AERIAL**

Special Use Permit

**Requesting a new 10,710 sq.
ft. building, loading dock and
driveway access**

75 Commercial Park Dr
SW PIN: 5610-82-2148

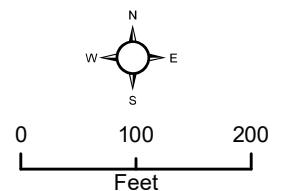
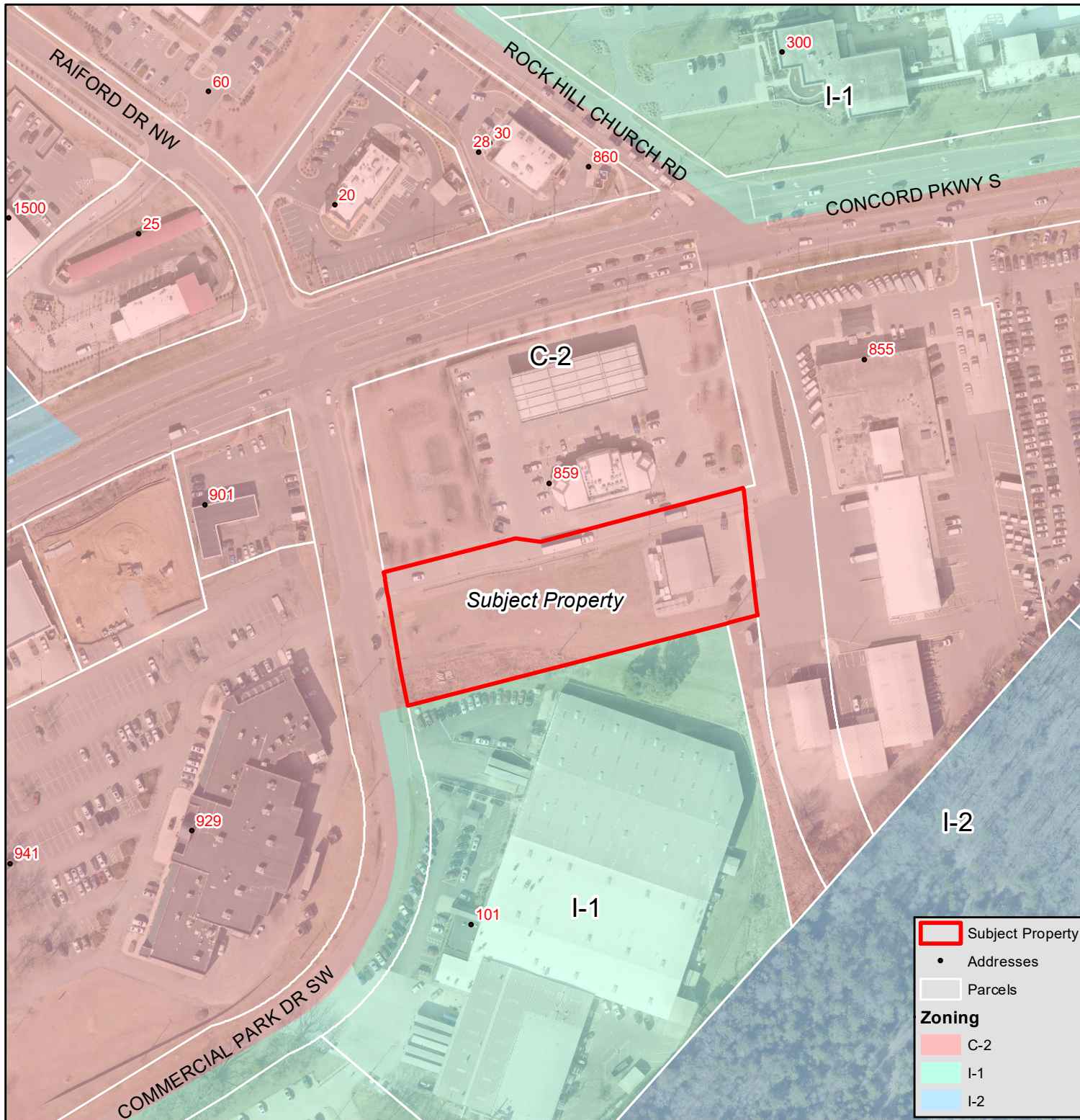
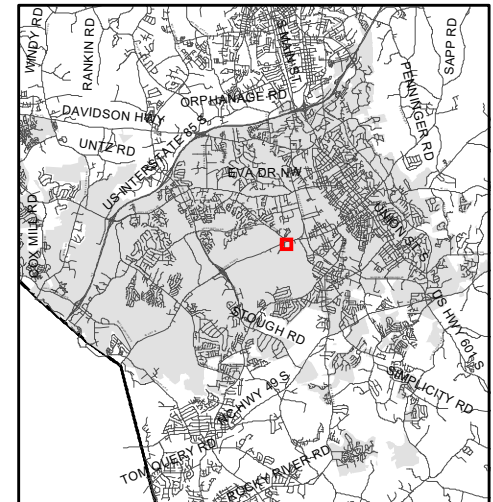


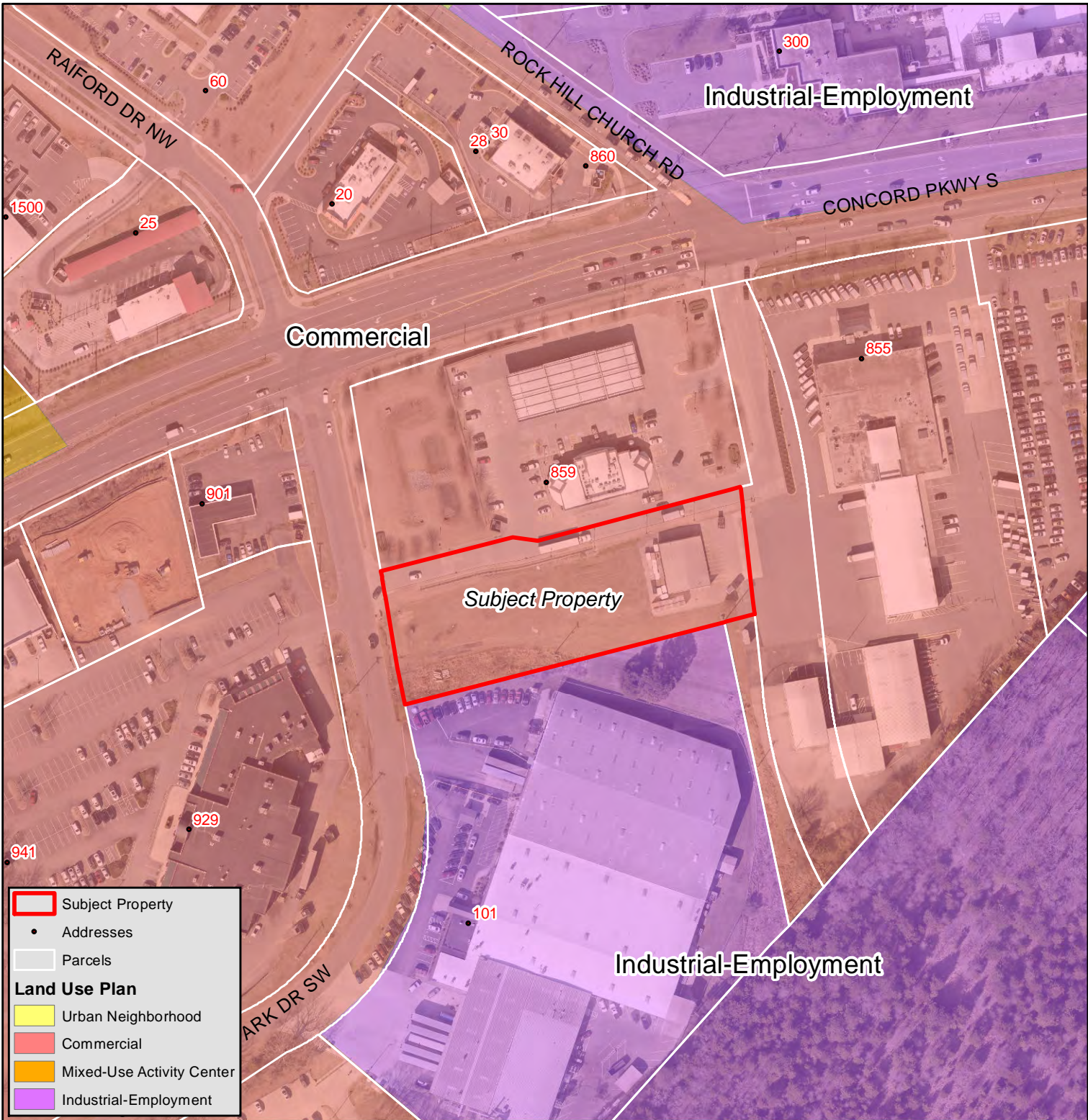
- Subject Property
- Addresses
- Parcels

SUP-01-22 ZONING MAP

**Special Use Permit
Requesting a new 10,710 sq.
ft. building, loading dock and
driveway access**

Commercial Park Dr SW
PIN: 5610-82-2148





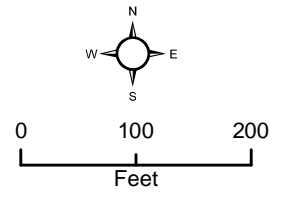
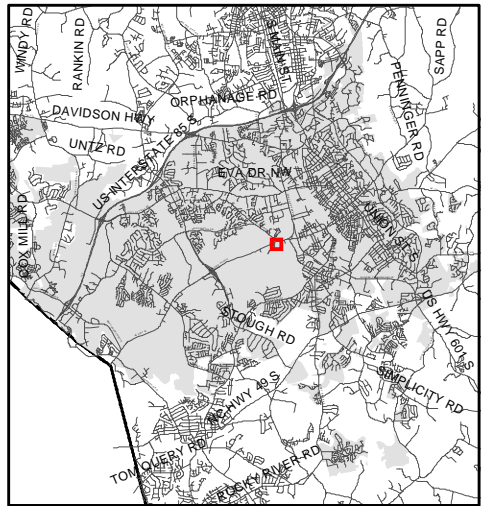
	Subject Property
	Addresses
	Parcels
Land Use Plan	
	Urban Neighborhood
	Commercial
	Mixed-Use Activity Center
	Industrial-Employment

SUP-01-22
FUTURE LAND USE

Special Use Permit

Requesting a new 10,710 sq. ft. building, loading dock and driveway access

Commercial Park Dr SW
 PIN: 5610-82-2148





October 26, 2022

Monterai Adams
Planning & Neighborhood Development
City of Concord
35 Cabarrus Ave W
Concord, NC 28025

**RE: Special Use Permit Request
AMERCO/ U- Haul Co. of North Carolina – 75 Commercial Park Drive SW
Concord, NC**

Dear Monterai:

On Behalf of AMERCO/ U-Haul Co. of North Carolina (“U Haul”), please accept the attached application materials, related site information and more recent Preliminary Concept Plan in support of U-Haul’s request to have the City of Concord consider the requisite Special Use Permit pertaining to the minor expansion of their existing commercial business located on property owned and operated by AMERCO/U-Haul Co of North Carolina at 855 Concord Pkwy S, Concord, NC.

U-Haul has been operating a successful business enterprise in the City of Concord at the subject location for many years. This is evident on the subject 1.6 acre parcel based on the existing approximate 3200 sq ft warehouse /storage facility that is located on this property. U Haul has actively operated a successful moving and storage business that is principally accessible and identified by the contiguous moving/ storage and warehouse business that fronts along Hwy 29 at 855 Concord Pkwy S, Concord, NC. The subject property is also referred to by Cabarrus County Tax Parcel ID# 56108221480000. This is a logical and planned expansion of this existing business model.

The subject of this request is contiguous to their overall property ownership that has always included frontage along Commercial Park Drive SW. These parcel relationships are illustrated in the enclosed Aerial Site Plan Exhibit of the property with the subject 1.6-acre area under consideration as being highlighted as part of the existing surrounding conditions.

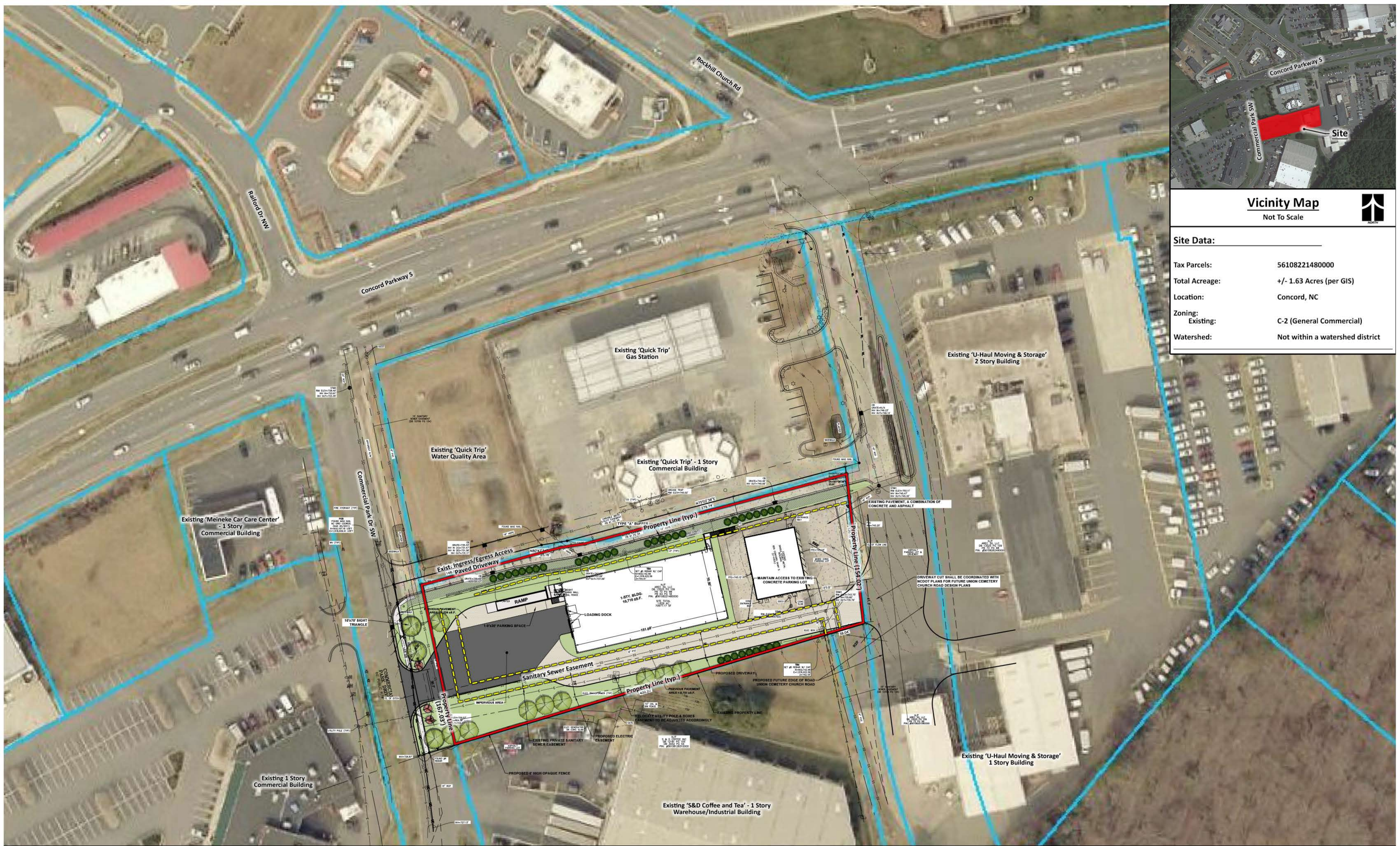
The basis for the Planning Commission’s consideration and acceptance of this request is closely related to the fact that there is already an “existing Special Use Permit” that has been previously issued and authorized by the City of Concord in 2013, as this existing

Warehouse/ Storage business facility has been owned and operated at this location by U Haul/ AMERCO for several years. **Further consideration and acknowledgements are provided regarding the City’s recent Board of Adjustment CON approval of the proposed Warehouse/ Storage land use in C-2 Zoning at their October 25, 2022 meeting.** This factor along with the Owners responses to the approval criteria outlined in the attached SUP application.

We appreciate your consideration of this request as U-Haul looks forward to discussing this matter further with the Planning Commission at their next upcoming meeting in November Please feel free to contact Peter Tatge at ESP Associates at ptatge@espassociates.com or (980)721.0186 or Max Stuart at Max_stuart@uhaul.com or at (704) 533.6535.

Cordially,

Peter Tatge, AICP
ESP Associates, Inc.



Vicinity Map
Not To Scale

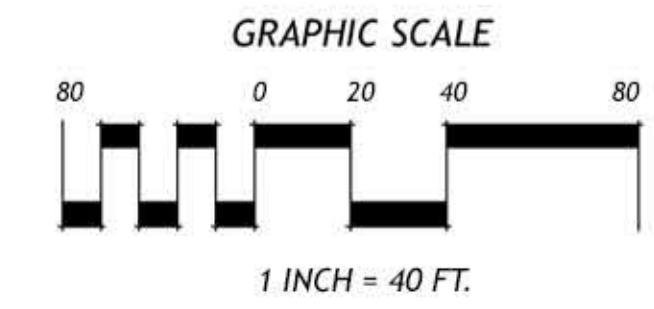


Site Data:

Tax Parcels:	56108221480000
Total Acreage:	+/- 1.63 Acres (per GIS)
Location:	Concord, NC
Zoning:	C-2 (General Commercial)
Watershed:	Not within a watershed district



U-HAUL CONCORD
Aerial Site Plan Exhibit





Vicinity Map
Not to Scale



Development Data:

Tax Parcels: 56108221480000
Total Acreage: +/- 1.63 Acres
Location: City of Concord, North Carolina
Proposed Land Use: Warehouse and Storage
Existing Zoning: C-2 (General Commercial)
Watershed: Not within a watershed district

Engineering Firm: ESP Associates, Inc.
 Address: 20484 Chartwell Center Drive
 Cornelius, NC 28031
 Phone: (704) 990-9431
 Contact: Ronald J. George, PE, PLS

Planning Firm: ESP Associates, Inc.
 Address: 3475 Lakemont Blvd.
 Fort Mill, SC 29708
 Phone: (803) 835-0911
 Contact: Peter Tatge, AICP

Owner: U-Haul of North Carolina
 Address: 9136 Wilkinson Blvd.
 Charlotte, NC 28214
 Phone: (336) 908-3401
 Contact: Jason Grider

Dimensional Standards:
 Max. Building Height: 48' (*1)
 Provided: 52' (*1)
 Impervious Surface Ratio: 0.80
 Provided:

Setbacks:
 Min. Front Setback: 10'
 Min. Interior Side Setback: N/A (*1)
 Provided: 4' (*1)

*1. Height may be increased by one foot for each on foot of additional building setback up to a maximum height of 200 (Table 7.6.2 A).

Existing Impervious Surface:
 Exist. One Story Metal Building: 3,139 SF
 Exist. Asphalt Pavement: 9,450 SF
 Total Exist. Impervious Surface: 12,589 SF (17.7%)

Proposed Impervious Surface:
 Prop. Storage Building: 10,710 SF
 Prop. Surface Paved Area: 9,083 SF
 Total Prop. Impervious Surface: 19,793 SF (27.8%)

Parking Standards:
 Required: 1 per 400 sf GFA of sales and office area, plus 1 per each company vehicle at peak shift or 2 per 3 employees at peak shift plus 1 per each company vehicle at peak shift (use whichever is greater)
 Provided: 1 per 400 sf GFA of sales and office area, plus 1 per each company vehicle at peak shift or 2 per 3 employees at peak shift plus 1 per each company vehicle at peak shift (use whichever is greater) (*1)

*1. Required parking for the new proposed Warehouse facility is located on the adjacent Main U Haul facility (Lot A) within Parcel ID# 56108223420000 along with all other required employee parking in the designated employee parking area. New proposed Warehouse facility is not open to the public - Warehouse Storage only.

General Notes
 1. Base information provided by survey DWG files titled "780028WCONCORDNC" dated 12/17/13, prepared by Republic National Land Surveyors
 2. All site plan, zoning, and proposed utility information utilized in the preparation of this Site Plan is considered to be preliminary in nature and subject to change and final verification.

Floodplain Information
 Floodplain information obtained from FEMA FIRM Panel 370561000K effective date of study 11/16/2018.

Stream/Wetland Information
 Stream/Wetland information is based on preliminary information provided to ESP by survey titled "780028WCONCORDNC" dated 12/17/13, prepared by Republic National Land Surveyors and Cabarrus County GIS data. For purposes of preparation of this Site Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Site Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - building footprint loss may occur.

Access Points/Driveways/Streets
 1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
 2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Concord Zoning Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

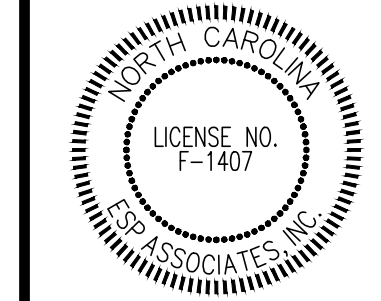
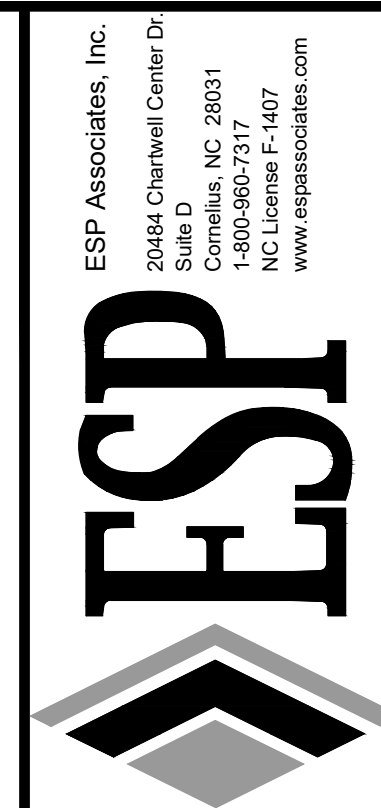
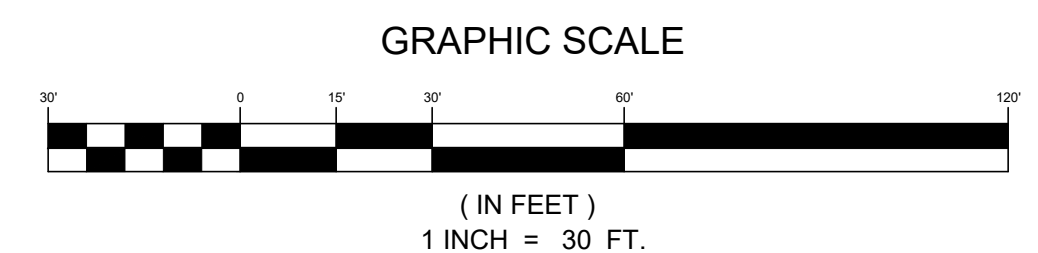
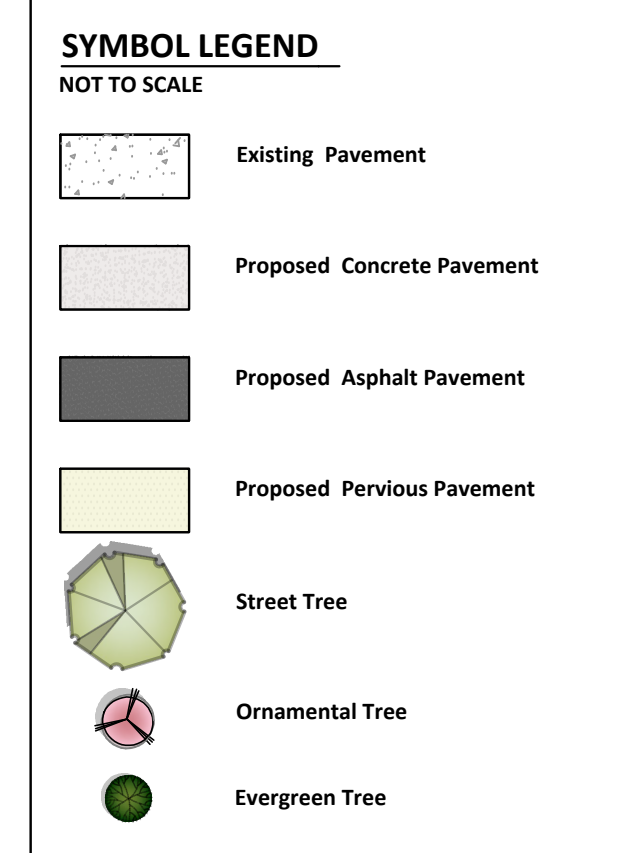
Potential Stormwater Quality Areas
 Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Buffer Yard Notes:
 1. Type A Buffer: Applicant requesting "relief" from required Type B Buffer, to provide one of the following:
 1) opaque fencing in lieu of landscape screening
 2) release from the adjacent property owner and Easement holder to allow installation of required landscape plantings, or
 3) seek a landscaping Variance along this property line along with the tandem Certificate of Non-Conformity request since the areas located along the subject property line are within an existing Utility/ Access Easement and may not be allowed to support required landscape plantings.

2. 8' Buffer yard type 'A' to meet (0.4) Min. Required Points per Linear Foot, by using a combination of Shade Trees, Ornamental Trees and Large, Medium and Small Shrubs. Owner to coordinate agreement with utility company for the installation and maintenance of shrubs within utility easement.

3. 15' Buffer yard type 'B' to meet (0.7) Min. Required Points per Linear Foot, by using a combination of Shade Trees, Ornamental Trees and Large, Medium and Small Shrubs. Where overhead power lines are present within the street yard, Ornamental Trees shall be used in-lieu of Shade Trees.



PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISION	BY

NON-CONFORMITY ADJUSTMENT REQUEST
SITE PLAN EXHIBIT
UHAUL MINI-STORAGE
COMMERCIAL PARK DRIVE
 CONCORD, NC
 UHAUL OF NORTH CAROLINA

PROJECT INFORMATION

PROJECT MANAGER:	DB
DESIGNED BY:	RJG
DRAWN BY:	RJG
PROJECT NUMBER:	JN72.400
ORIGINAL DATE:	07/08/22
SHEET:	C-2.0

ZONING BUILDING DESIGN CODE

7.10.2 APPLICABILITY
A. New Construction
 This Section applies to all new construction on O-1, B-1, C-1, and C-2 districts. In addition to all other regulations within this Ordinance, sites and buildings within the O-1, B-1, C-1, and C-2 zoning districts are regulated in accordance with specific standards as listed below. These standards shall apply in PUD and site plan controlled districts unless the City finds that the proposed deviation results in a superior design that better achieves the purpose of this section. The Administrator, or his designee, may allow modifications to individual requirements of this Section on a case-by-case basis for buildings not fronting on a major or minor thoroughfare or for infill development upon finding that the purposes of this section are achieved and the modification results in a project of equal or better design quality. The burden of proof relative to design quality and compatibility shall rest with the applicant.

7.10.9 BUILDING AND SITE DESIGN STANDARDS
A. Building Entrance
 Primary building entrances shall be clearly defined, and shall be recessed or framed by a sheltering element such as an awning, arcade, overhangs, or portico (in order to provide weather protection for pedestrians). Public entrances flush with the building wall with no cover are not allowed. (See Figures 7.11-2.)

B. Boulevard Entrance
 For developments containing total floor area in excess of 80,000 square feet, the principal access into the site shall be a boulevard incorporating a 10-foot wide landscaped center median.

C. Transit Stops
 Transit bus stop may be required if the development is located on an existing or planned public transit route, which shall be determined by transit plans and the Transit Administrator.

D. Outdoor Space
 Each site shall be designed to include public pedestrian walkways throughout the development linking all facilities open to the public, which shall include one (1) or more plazas or courtyards with benches, or patios/ seating areas. For developments containing total floor area in excess of 80,000 square feet, at least one (1) outdoor space or site amenity such as a public square, park, or outdoor playground area on the site, or on adjacent land. All features shall be accessible, useable spaces. Outdoor space or design elements may include, but are not limited to:
 1. Window shopping walkway
 2. Water feature
 3. Clock tower
 4. Seating walls
 5. Benches
 6. Courtyards or plazas
 7. Fountains
 8. Sculpture or public art
 The Administrator may approve any other such deliberately shaped area or focal feature or amenity that, in the judgment of the Administrator, adequately enhances such community and public spaces.

E. Sidewalks
 All buildings, parking areas, public spaces, amenity features, and adjoining developments of similar use, shall be linked with sidewalks. Sidewalks shall be provided along public streets that provide access to the development. These interior sidewalks shall be constructed in accordance with the standards for sidewalks as set forth in Article II section 10.20 of the TSM.

F. Exterior Materials
 Exterior building materials shall include brick, stone, stucco, synthetic stucco, or cement-board or wood siding. Metal and split-faced concrete block may be used as accent material, and cumulatively may not exceed 20 percent of the area of any individual exterior wall. Highly reflective materials such as bright finished metal and tinted glass shall not be used as the primary building material. When two (2) or more materials are used on an exterior wall, the heavier material (e.g., brick) shall be placed below the lighter material (e.g., stucco). All windows and doors at the ground floor level on any retail building shall be transparent.

G. Roof Pitch
 Flat roofs and roofs with a pitch of less than 3:12 require a parapet wall. Eaves a minimum of one (1) foot from the building face shall profile a pitched roof. Roofing for pitched roofs greater than 6:12 shall be wood, tile, slate, architectural asphalt shingles, or low-reflectivity metal (flat or matte finish). Applied mansard roofs shall not be permitted.

H. Parapet Walls
 Average parapet height shall not exceed 15 percent of the supporting wall height. Maximum parapet height shall not exceed 33 percent of the supporting wall height. (See Figures 7.11-2.)

I. Facade/Wall Treatment
 Facades shall have a recognizable "base" consisting of (but not limited to): walls, ledges, sills, integrally textured materials (such as stone or other masonry), integrally colored and patterned materials, or planters. Facades shall also have a recognizable "top" consisting of (but not limited to): cornice treatments with integrally textured materials (other than colored "stripes" or "bands"), sloping roofs (with overhangs and brackets), or stepped parapets. All sides of a building and any accessory structure shall utilize materials and design characteristics consistent with those of the front facade. In order to prevent large flat expanses of featureless exterior walls, recesses, projections, columns, offsets, or change in building wall plane shall be required every 50 feet of building wall length. No uninterrupted length of any facade shall exceed 50 feet. Projections, recesses, and decorative columns shall be a minimum of one foot wide and one foot deep. Structural columns supporting a portico, porch, or overhang shall meet these requirements. (See Figures 7.11-2.)

J. Design Elements
 At least four (4) of the following elements must comprise 60 percent of front facade length and 40 percent of any facade length fronting a public street or parking lot:
 1. Parapets
 2. Cornices
 3. Roofline offsets
 4. Windows or doors
 5. Window hoods
 6. Transoms
 7. Bulkheads
 8. Awnings or canopies
 9. Ribs or columns
 10. Changes in texture or masonry

BUILDING MATERIALS

FW-120
 The FW-120 panel is a concealed-fastened wall and liner panel that provides a flat appearance. FW-120 is commonly used for architectural, commercial and industrial markets and is available in a flat profile with no beads, one bead or two beads.

Product Specifications

- Application: Wall and fascia
- Coverage Width: 12"
- Coverage Length: 5'-0" to 30'-0"
- Panel Attachment: Concealed Fastening System by use of FW-120 Clip

• Gauges: 24 (standard); 22, 20 (optional)
 • Texture: Smooth (standard); Embossed (optional)
 • Coating: Signature® 300

TUFF WALL® / TUFF-CAST™
 The Tuff Wall® and Tuff-Cast™ panels are designed for exterior applications where an aggregate look is preferred. The exterior skin of the panel is embossed flat, while the interior skin has the embossed light Mesa profile. Tuff Wall® has a finish similar to stucco, providing the masonry look many designers and communities desire. The Tuff-Cast™ exterior is finished with look of precast concrete.

Product Specifications

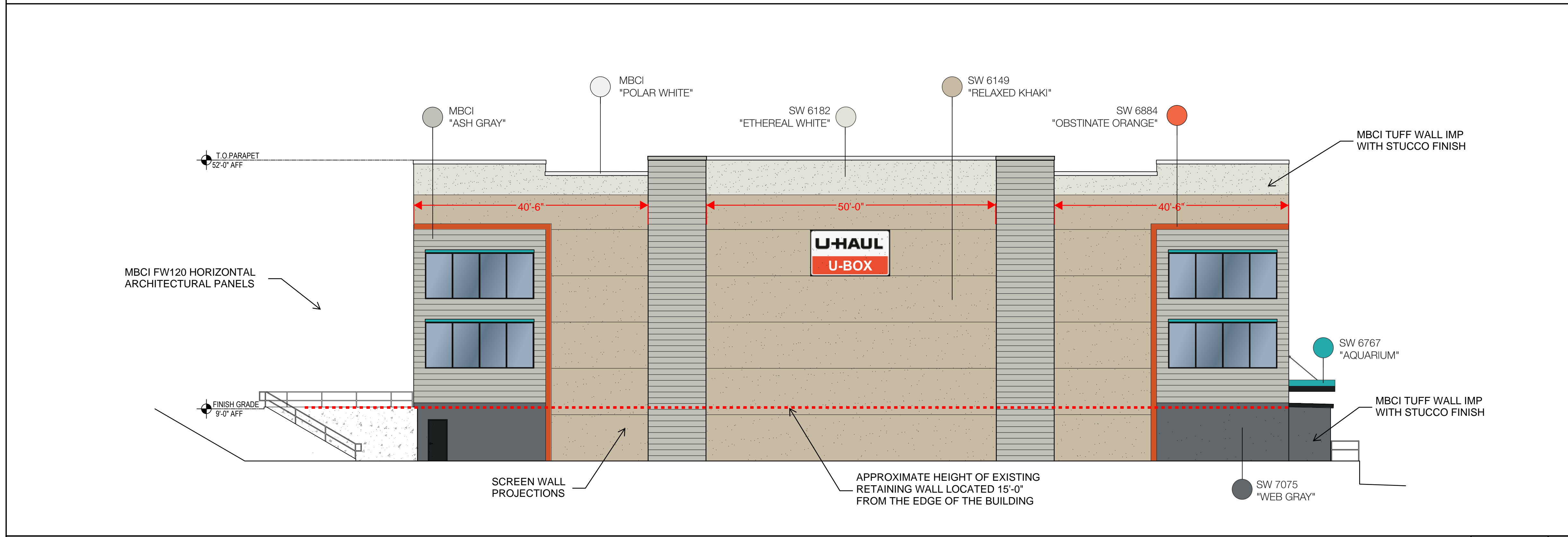
- Application: Wall (vertical and horizontal)
- Gauges: Exterior: 24, 22; Interior: 26, 24, 22
- Widths: 36", 42"
- Thicknesses: 2", 2 1/2", 3", 4", 5", 6"

• Length: 9'-0" to 33'-0" for horizontal textured; 8'-0" to 40'-0" for vertical textured
 • Panel Attachment: Concealed Fastening System
 • Standard Coatings: Applied Finishes only
 *10' and 12' Tuff-Cast and Tuff Wall available with Mesa, textured or Mesa profile only

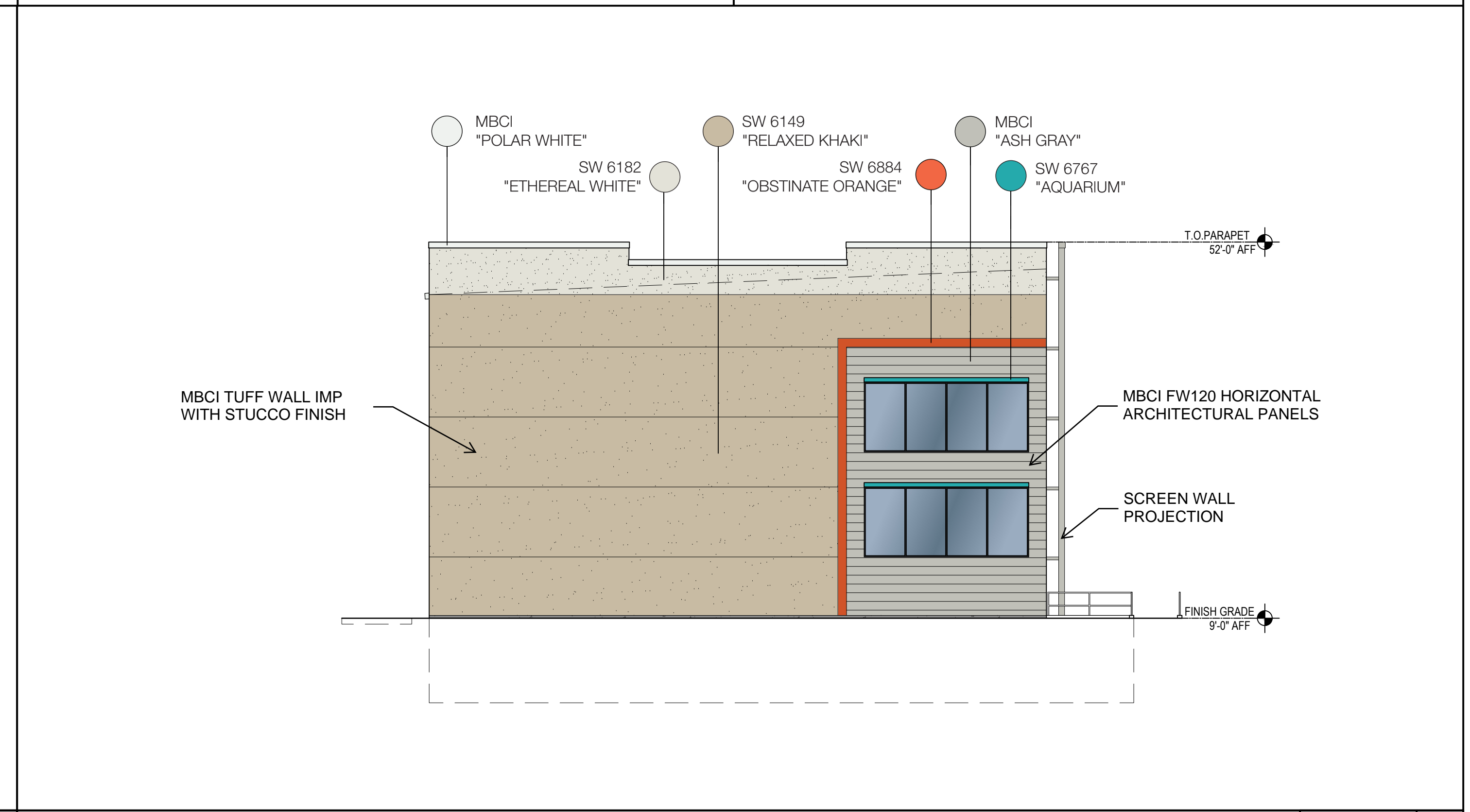
BUILDING INFORMATION

THE PROPOSED BUILDING IS A 12,000 SF WAREHOUSE TO SERVE U-HAUL'S EXPANDING MARKET INTO LONG-TERM STORAGE SOLUTIONS. THE BUILDING WILL BE MANED BY TWO EMPLOYEES AND NOT BE OPEN TO THE PUBLIC. THE BUILDING ITSELF WILL ONLY FRONT ONE PUBLIC WAY, 'COMMERCIAL PARK DRIVE SW,' AND BE LOCATED BEHIND THE EXISTING QUIKTRIP GAS STATION.

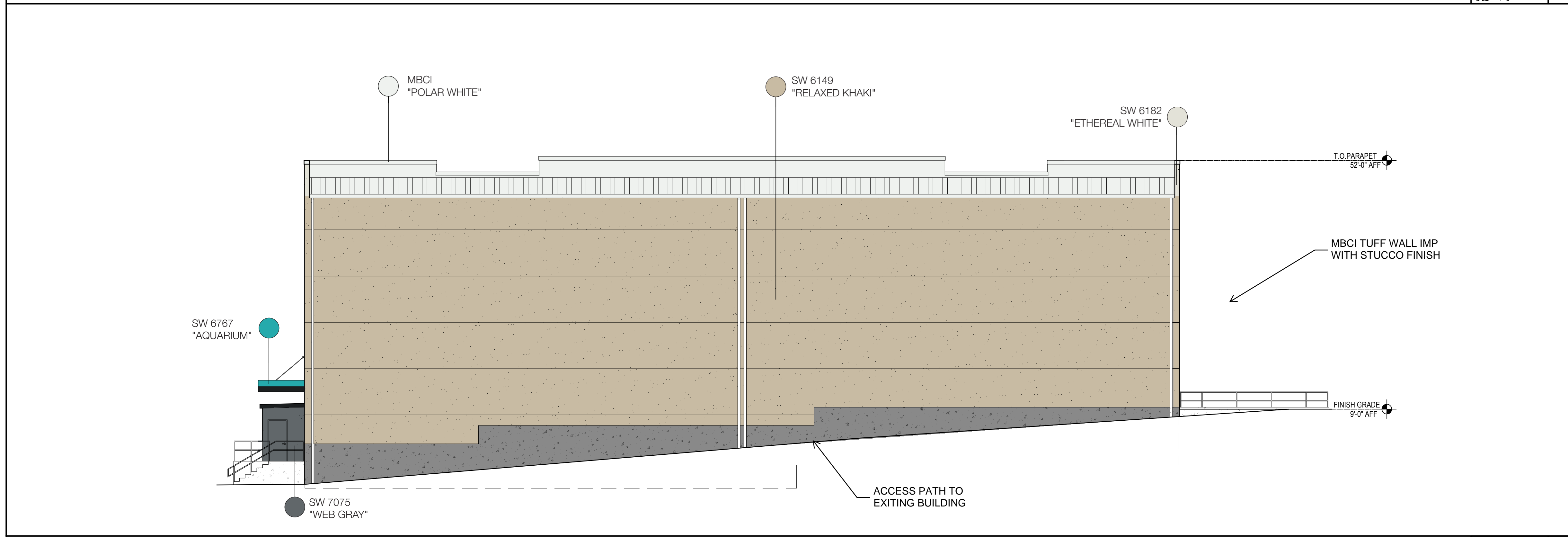
% OF FW120 PANELING PER ELEVATION
 Elevation 1: 20.1%
 Elevation 2: 0.0%
 Elevation 3: 12.8%
 Elevation 4: 24.2%



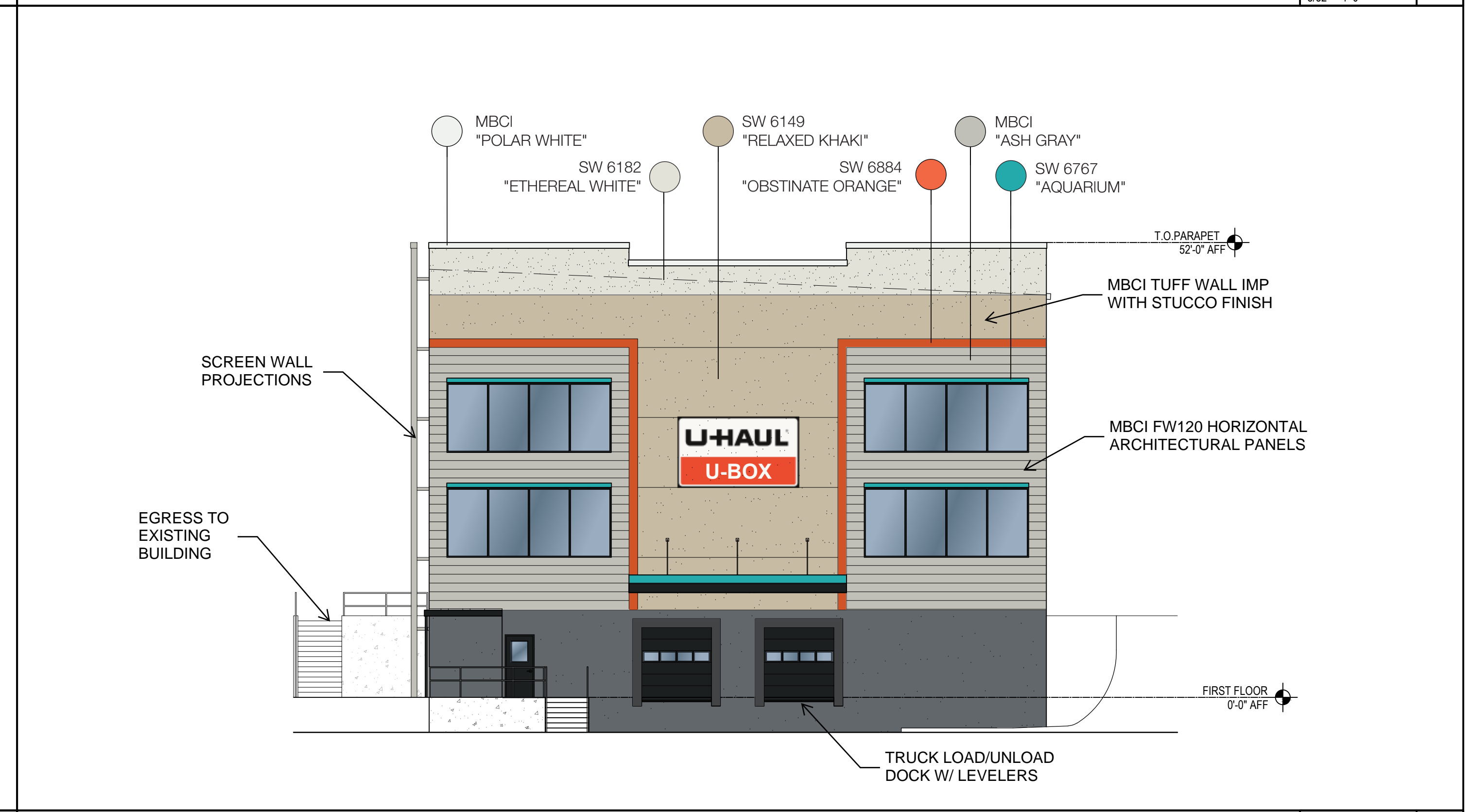
ELEVATION FACING QUIKTRIP AND EXISTING RETAINING WALL SCALE: 3/32" = 1'-0" 4



ELEVATION FACING EXISTING U-HAUL BUILDING SCALE: 3/32" = 1'-0" 3



ELEVATION FACING S&D COFFEE & TEA SCALE: 3/32" = 1'-0" 2



ELEVATION FACING COMMERCIAL PARK DRIVE SW SCALE: 3/32" = 1'-0" 1



DATE: October 21, 2022

CASE #: CON-02-21

ACCELA #: CN-CNC-2021-00002/CN-PLP-2022-00003

DESCRIPTION: Certificate of Nonconformity Adjustment: to construct a self-storage facility in C-2

APPLICANT/OWNERS: U-Haul Co. of North Carolina

LOCATION: 75 Commercial Park Dr. SW

PIN#s: 5610-82-2148

AREA: 1.5795

ZONING: General Commercial (C-2)

PREPARED BY: Monterai Adams, MPA, CZO – Development Review Manager

Background:

The subject property is located at 75 Commercial Park Dr. SW. The 1.5795 acre property is zoned C-2 (General Commercial). The lot has one structure on site; however, the site functions in conjunction with PIN 5610-82-5108 and 5610-82-6249, which contain two additional buildings and an additional land area of +/-4.7627 acres.

Self-service storage was a permitted use in C-2 with a special use permit until December of 2019, when the CDO was amended to remove the use from the C-2 zoning district.

Request

The applicant is seeking at this time to add an additional building that houses storage pods for rent. A Special Use Permit for self-storage was granted by the Planning and Zoning Commission for 855 Concord Parkway S in September of 2013; the structures were previously used as a Honda Dealership and were constructed in approximately 1977. Due to all three parcels being owned by the same owner we are considering this a continuation of the site; however, the proposed site at 75 Commercial Park Dr. was not covered under the initial Special Use Permit application. The Planning and Zoning Commission could not now grant a special use permit for the expansion of the storage use without the granting of a Certificate of Nonconformity Adjustment by the Board of Adjustment.

Detailed Description (refer to site plan)

The current building on site is a 1-story, 3,100 square footage metal storage building. The applicant is proposing to add a one-story 10,710 square feet of self-storage. The building will be used for storage pods and the applicant isn't anticipating any customer foot traffic to the site. They are providing one parking spot for an employee. They are providing a Type A Buffer between the site and the Quick Trip to the North. The entrance to the site is off of Commercial Park Drive. The applicant has provided elevations as well. (Exhibit D)

Required Findings

Certificates of Nonconformity Adjustments for expansions or enlargements of nonconforming uses are subject to the following requirements (13.1.4.C):

1. Expansions or enlargements of nonconforming uses shall be limited to a maximum of fifty percent (50%) of the floor area, or land devoted to the nonconforming use. Only one expansion or enlargement of a nonconforming use shall be permitted. In the event that the property is subdivided after issuance of a Certificate of Nonconformity Adjustment, none of the resulting properties shall be eligible for approval of future expansions or enlargements. Additions of accessory uses and/or structures shall be considered expansions, however installation of mechanical equipment incidental to the operation of the development (such as air conditioning or heating equipment, utility meters, etc.) shall not be considered expansion, provided such installation meets the building setbacks for the district in which the use is located.
2. Off-street parking and loading areas shall be improved to the minimum standards specified in Article 10.3. Expansions or enlargements which require additional parking shall provide the minimum required parking area.
3. Standard landscaping and buffering shall be provided as specified in Article 11, to the greatest extent possible.
4. All nonconforming signs located on the property shall be removed or replaced with conforming signs.
5. Expansions or enlargements of the following nonconforming uses are prohibited:
 - a. Junkyards/salvage yards;
 - b. Sexually oriented businesses;
 - c. Outdoor storage yards; and
 - d. Signs

When considering a Certificate of Nonconformity Adjustment for an expansion or enlargement of a nonconforming use, the Board of Adjustment shall evaluate the following:

1. The increase of intensity and scale of the expansion or enlargement;
2. The amount of traffic and parking associated with the proposed increase of floor and/or land area;
3. The anticipated increase in the number of persons (including employees and customers) on the premises at the time of peak demand;
4. The potential noise and glare impacts associated with the proposed expansion or enlargement; and
5. The compatibility of the specific proposed addition or enlargement with the adjacent uses, and with the adjacent zoning pattern.

Background information regarding Case CON-02-21 is as follows (based on application review):

- The subject parcel was split off of 855 Concord Parkway S in 2013.
- 855 Concord Parkway S has an approved SUP, SUP-08-13.
- The subject property is currently being used by a similar use and is still owned by the owners of 855 Concord Parkway S.
- The subject property is located at 75 Commercial Park Dr. SW
- The property is zoned C-2 (General Commercial)
- The applicant is requesting a Certificate of Nonconformity Adjustment to expand use of the site for additional storage pods.

Exhibits

- A. Subject Property Map
- B. Application
- C. Statement of Need
- D. Site Plan and Elevations
- E. Full Staff Report and Recorded Order from Case SUP-08-13

Potential Board's Conclusions of Law (based on staff's findings of fact):

1. Expansions or enlargements of nonconforming uses shall be limited to a maximum of fifty percent (50%) of the floor area, or land devoted to the nonconforming use. Only one expansion or enlargement of a nonconforming use shall be permitted. In the event that the property is subdivided after issuance of a Certificate of Nonconformity Adjustment, none of the resulting properties shall be eligible for approval of future expansions or enlargements. Additions of accessory uses and/or structures shall be considered expansions, however installation of mechanical equipment incidental to the operation of the development (such as air conditioning or heating equipment, utility meters, etc.) shall not be considered expansion, provided such installation meets the building setbacks for the district in which the use is located.

The proposed expansion does not exceed 50% of the floor area or land devoted to the nonconforming use. No previous Certificates of Nonconformity Adjustment have been issued for the site.

2. Off-street parking and loading areas shall be improved to the minimum standards specified in Article 10.3. Expansions or enlargements which require additional parking shall provide the minimum required parking area.

Proposed parking meets the City's minimum standards.

3. Standard landscaping and buffering shall be provided as specified in Article 11, to the greatest extent possible.

Landscaping and buffering has been evaluated and approved by the City Arborist and Planning for compliance with Article 11.

4. All nonconforming signs located on the property shall be removed or replaced with conforming signs.

There are no non-conforming signs on site.

5. Expansions or enlargements of the following nonconforming uses are prohibited:
 - a. Junkyards/salvage yards;

- b. Sexually oriented businesses;
- c. Outdoor storage yards; and
- d. Signs

The use does not fit into these categories.

When considering a Certificate of Nonconformity Adjustment for an expansion or enlargement of a nonconforming use, the Board of Adjustment shall evaluate the following:

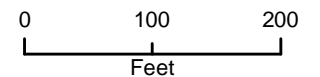
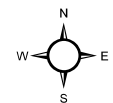
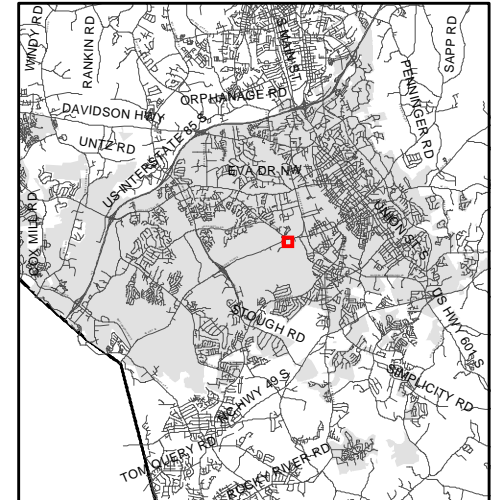
1. The increase of intensity and scale of the expansion or enlargement;
The expansion is, by square footage, about 50% of the existing development on site. The intensity is driven by the increase in the square footage of the proposed building. In the absence of the expansion, the parcel would remain with the 3,100 square footage building. The proposed building meets the City's commercial design standards.
2. The amount of traffic and parking associated with the proposed increase of floor and/or land area;
The parking provided is one spot for an employee who will be retrieving the pods from the building. Traffic into the site is limited to trucks that will be dropping off and picking up pods for rent.
3. The anticipated increase in the number of persons (including employees and customers) on the premises at the time of peak demand;
The use is only adding one parking space for an employee and there is the expectation that no customers will be on site. The only vehicle traffic will be trucks dropping off and picking up pods for delivery.
4. The potential noise and glare impacts associated with the proposed expansion or enlargement; and
Noise and glare are not anticipated for the expansion.
5. The compatibility of the specific proposed addition or enlargement with the adjacent uses, and with the adjacent zoning pattern.
The proposed self-storage expansion meets the City's commercial design standards and the site will have a Type A Buffer between the site and the Quick Trip. However, the expansion, while compatible with the existing development, is of a different scale and expands a use that is no longer permitted in the C-2 (General Commercial) Zoning District. The site is surrounded by C-2 to the east and west, with industrial to the south of the site.




**CON-02-22
AERIAL**

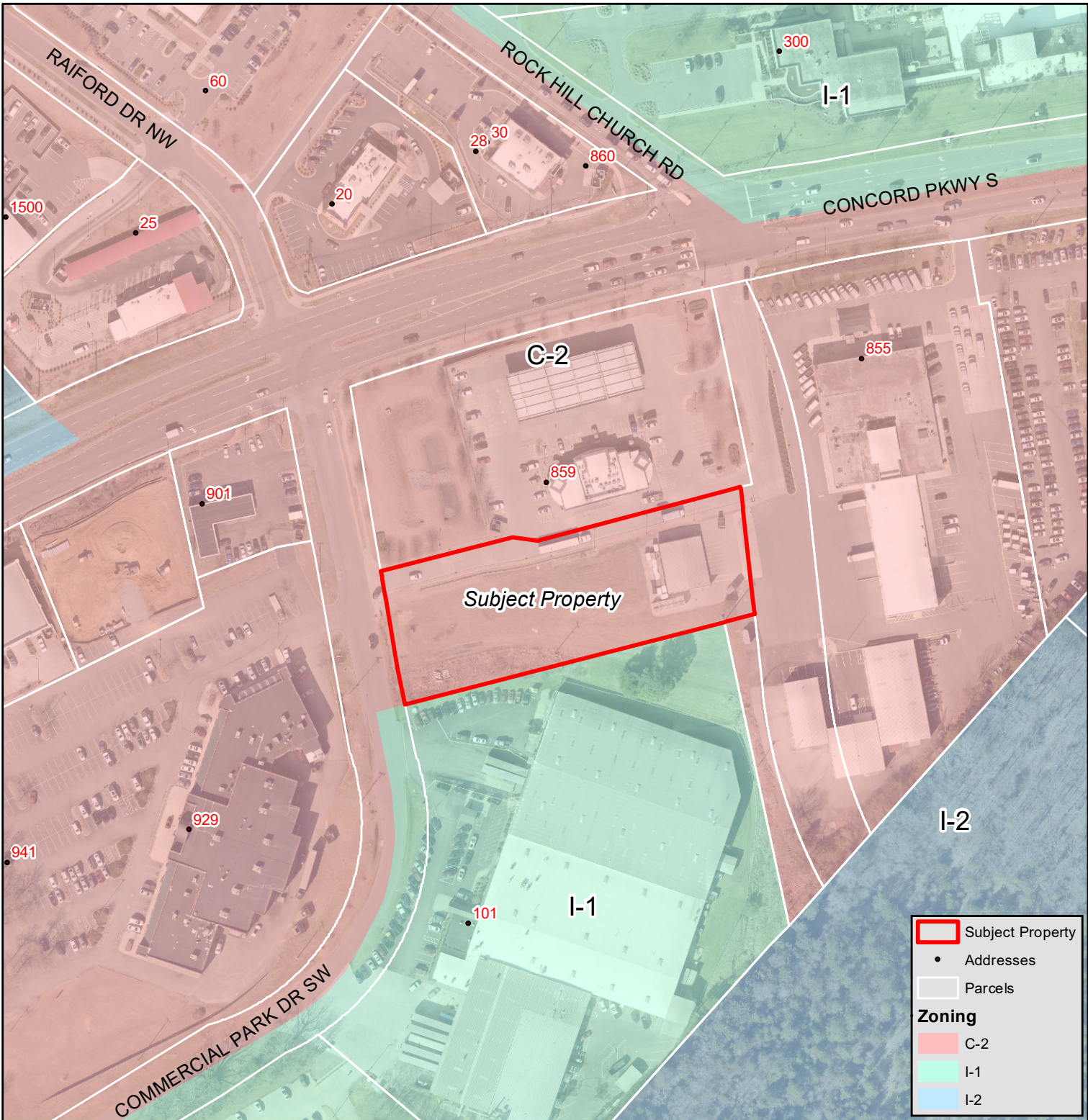
**Certificate of Nonconformity
Adjustment application**

**Requesting a new 10,710 sq.
ft. building, loading dock and
driveway access**

75 Commercial Park Dr
SW PIN: 5610-82-2148



	Subject Property
	Addresses
	Parcels

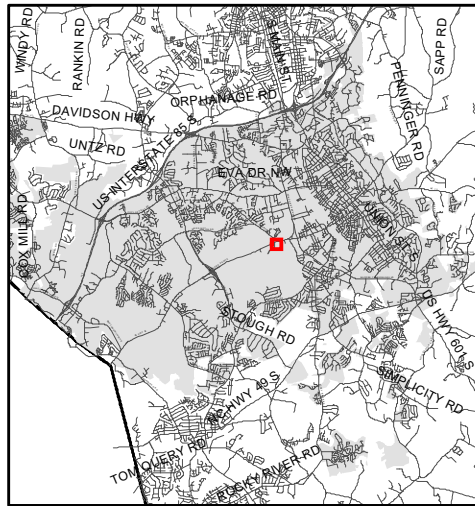


**CON-02-22
ZONING MAP**

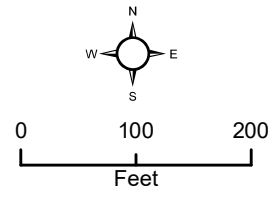
**Certificate of Nonconformity
Adjustment application**

**Requesting a new 9,000 sq. ft.
building, loading dock and
driveway access**

Commercial Park Dr SW
PIN: 5610-82-2148



	Subject Property
	Addresses
	Parcels
Zoning	
	C-2
	I-1
	I-2





Application for
Certificate of Nonconformity Adjustment

(Please type or use black ink)

Applicant must complete this form and the following requirements to request a Certificate of Nonconformity Adjustment.

First, the applicant **must** submit a detailed plan showing the degree of Nonconformity, with respects to dimensional and design regulations of this Ordinance. In the case of a Nonconforming Use, the application shall include a detailed explanation of the current Use, including documentation of traffic generated by the current use.

All landowners adjoining to any degree (including lying across roadways) the site of the nonconformity shall receive notice of the filing of the request for a Certificate of Nonconformity Adjustment, and shall be given an opportunity to comment on the nonconformity within seven (7) days of the date of the filing.

Applicant Name: U-Haul Co. of North Carolina
Applicant Address: 9136 Wilkinson Blvd
Applicant City: Charlotte Applicant State: NC Applicant Zip Code: 28214
Applicant Telephone: 980-721-0186 (Peter Tatge - ESP Associates)

Owner Name: Amerco/U-Haul Co. of North Carolina
Owner Address: 9136 Wilkinson Blvd
Owner City: Charlotte Owner State: NC Owner Zip Code: 28214
Owner Telephone: 980-721-0186

Project is: residential commercial industrial
Project is: expansion addition repairs
Description of Project: Requesting to construction a new approx. 9,000 sq. ft. building, loading dock & driveway access
Project Address: Commercial Park Drive SW, Concord, NC
Project P.I.N.: 56108221480000 Project Zoning: C-2
Subdivision: N/A Square Footage: +/- 9,000

What to turn in:

- Application
- Detailed plan and/or explanation
- Adjacent property owners mailing addresses
- Payment for Application

Staff Use Only:	
Date Received: _____, 20_____	Received by: _____
Check # _____ Cash amount \$ _____	Assigned Case#: _____
<i>The application fee of \$400.00 is nonrefundable</i>	

The Administrators decision to approve or deny may be based in part on the following criteria:

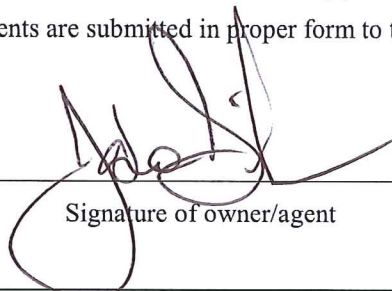
- Does the nonconformity create noise above & beyond levels considered normal for the area?
- Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?
- Does the nonconformity generate any other negative side effects, including but not limited to: dust, air pollution, foul smell, etc.?
- Does the nonconformity detract from the prevailing property values?
- Does the nonconformity compliment or detract from the overall aesthetic character of the area?

The Administrator will determine what the applicant must do to the property for certification. For example, landscaping or fencing may be required or a shift of operations away from adjoining properties may be applied as a condition. Certificates of Nonconformity Adjustments may be issued with or without conditions. Those with conditions will be issued after a visual inspection by the Administrator.

Certification

I hereby acknowledge that the information contained herein and herewith is true and that this application will not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Planning Department.

5/6/21
 Date


 Signature of owner/agent

Staff Use Only:			
Date Received: _____,	20 _____	Received by: _____	
Check # _____	Cash amount \$ _____	Assigned Case#: _____	
<i>The application fee of \$400.00 is nonrefundable.</i>			



May 10, 2021

Scott Sherrill
Planning & Neighborhood Development
City of Concord
35 Cabarrus Ave W
Concord, NC 28025

**RE: Certificate of Non-Conformity Request
U- Haul Co. of North Carolina - Commercial Park Drive SW**

Dear Mr. Sherrill:

On Behalf of U-Haul Co. of North Carolina (“U Haul”), please accept the attached application materials, related site information and revised Preliminary Concept Plan in support of U-Haul’s request to have the City of Concord authorize and issue a Certificate of Nonconformity for a minor expansion of their existing commercial business located on property owned and operated by Amerco/U-Haul Co of North Carolina at 855 Concord Pkwy S, Concord, NC.

U-Haul has been operating a successful business enterprise in the City of Concord at the subject location for 7 years. Actively operating a successful moving and storage business that is principally accessible and identified with frontage along Hwy 29 at 855 Concord Pkwy S, Concord, NC. The subject property is also referred to by Cabarrus County Tax Parcel ID# 56108221480000.

The subject of this request is pertinent to an area of their overall property ownership that has frontage along Commercial Park Drive SW. These parcel relationships are illustrated in the enclosed Base map of the property with the subject 1.6-acre area under consideration as being outlined in red.

The basis for the Zoning Board of Adjustments consideration and acceptance of this request is closely related to the fact that this is an “existing business” has been owned and operated at this location for 7 years, while during this timeframe the City has made modifications to the Concord Development Ordinance (CDO) that has created this nonconformity for this existing business at this location. This factor along with the Owners responses to the approval criteria outlined in the CNC application that are provided below, should offer favorable consideration for the Administrator and ZBA to support this request.

Along with their signed application and required fee that has been provided, please see below responses to the various items that have been outlined in Article 13 of the City's CDO along with the criteria identified in the application for the Certificate of Non-Conformity (CNC).

1. **Does the nonconformity create noise above & beyond levels considered normal for the area?** *No. The nonconformity will not create noise above & beyond levels considered normal for the area.* U-Haul Ownership is proposing to construct a new approximate 9000 square foot warehouse facility that will be utilized to support existing “internal” U-Haul operations in Concord. The warehouse is primarily intended to house their “U-Box” units that will be distributed to local and regional U Haul customers. This new warehouse facility will not be accessible to the public nor will the public be allowed to access this area of the property.
2. **Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surround land use?** *No, the nonconformity will not generate or have the potential to generate a significantly higher volume of traffic than surround land use.* The property will be accessible from a median divided a 4 – 6 lane state maintain Highway - Hwy 29/Concord Pkwy S, whereby sufficient infrastructure facilities are already in place to accommodate periodic deliveries and pickups of the U Box rental units.
3. **Does the nonconformity generate any other negative side effects, including but not limited to: dust, air pollution, foul smell, etc.?** *No. The nonconformity will not generate any other negative side effects, including but not limited to: dust, air pollution, foul smell, etc.?*
4. **Does the nonconformity detract from the prevailing property values?** *No. The nonconformity will not detract from the prevailing property values.* The nonconformity will be beneficial to the prevailing property values. We will be able to increase our service to families in the community and provide another option for those moving into the area.
5. **Does the nonconformity compliment or detract from the overall aesthetic character of the area?** *Based on the -Haul ownerships plans for adding the new +/- 9000 sq. foot warehouse building on the 1.63 acre portion of the property, the proposed nonconformity will complement the overall aesthetic character of the area. A rendered copy of U hauls proposed elevation for this new building is attached to this submittal packet.*

We appreciate your consideration of this request and U-Haul looks forward to discussing this matter further with staff and the Zoning Board of Adjustment (ZBA) at the next upcoming ZBA meeting that is scheduled to accommodate this request being heard.

Please feel free to contact Peter Tatge at ESP Associates at ptatge@espassociates.com or (980)721.0186 or Jason Grider at jason_grider@uhaul.com or (336) 908.3401.

Cordially,

Peter Tatge, AICP
ESP Associates, Inc.



Vicinity Map
Not to Scale



Development Data:

Tax Parcels: 56108221480000
Total Acreage: +/- 1.63 Acres
Location: City of Concord, North Carolina
Proposed Land Use: Warehouse and Storage
Existing Zoning: C-2 (General Commercial)
Watershed: Not within a watershed district

Engineering Firm: ESP Associates, Inc.
 Address: 20484 Chartwell Center Drive
 Cornelius, NC 28031
 Phone: (704) 990-9431
 Contact: Ronald J. George, PE, PLS

Planning Firm: ESP Associates, Inc.
 Address: 3475 Lakemont Blvd.
 Fort Mill, SC 29708
 Phone: (803) 835-0911
 Contact: Peter Tatge, AICP

Owner: U-Haul of North Carolina
 Address: 9136 Wilkinson Blvd.
 Charlotte, NC 28214
 Phone: (336) 908-3401
 Contact: Jason Grider

Dimensional Standards:
 Max. Building Height: 48' (*1)
 Provided: 52' (*1)
 Impervious Surface Ratio: 0.80
 Provided:

Setbacks:
 Min. Front Setback: 10'
 Min. Interior Side Setback: N/A (*1)
 Provided: 4' (*1)

*1. Height may be increased by one foot for each on foot of additional building setback up to a maximum height of 200 (Table 7.6.2 A).

Existing Impervious Surface:
 Exist. One Story Metal Building: 3,139 SF
 Exist. Asphalt Pavement: 9,450 SF
 Total Exist. Impervious Surface: 12,589 SF (17.7%)

Proposed Impervious Surface:
 Prop. Storage Building: 10,710 SF
 Prop. Surface Paved Area: 9,083 SF
 Total Prop. Impervious Surface: 19,793 SF (27.8%)

Parking Standards:
 Required: 1 per 400 sf GFA of sales and office area, plus 1 per each company vehicle at peak shift or 2 per 3 employees at peak shift plus 1 per each company vehicle at peak shift (use whichever is greater)
 Provided: 1 per 400 sf GFA of sales and office area, plus 1 per each company vehicle at peak shift or 2 per 3 employees at peak shift plus 1 per each company vehicle at peak shift (use whichever is greater) (*1)

*1. Required parking for the new proposed Warehouse facility is located on the adjacent Main U Haul facility (Lot A) within Parcel ID# 56108223420000 along with all other required employee parking in the designated employee parking area. New proposed Warehouse facility is not open to the public - Warehouse Storage only.

General Notes
 1. Base information provided by survey DWG files titled "780028VCONCORDNC" dated 12/17/13, prepared by Republic National Land Surveyors
 2. All site plan, zoning, and proposed utility information utilized in the preparation of this Site Plan is considered to be preliminary in nature and subject to change and final verification.

Floodplain Information
 Floodplain information obtained from FEMA FIRM Panel 370561000K effective date of study 11/16/2018.

Stream/Wetland Information
 Stream/Wetland information is based on preliminary information provided to ESP by survey titled "780028VCONCORDNC" dated 12/17/13, prepared by Republic National Land Surveyors and Cabarrus County GIS data. For purposes of preparation of this Site Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Site Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - building footprint loss may occur.

Access Points/Driveways/Streets
 1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
 2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Concord Zoning Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

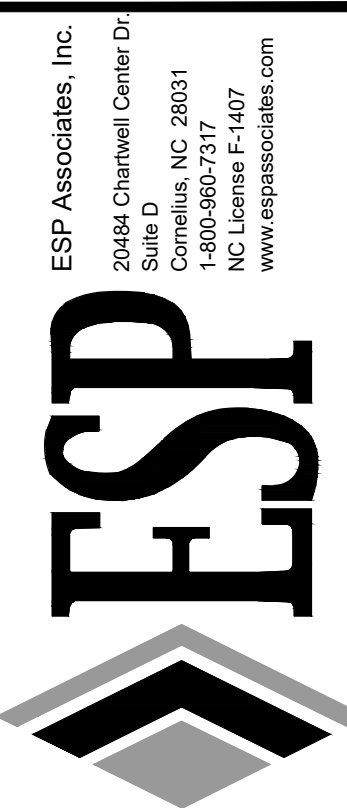
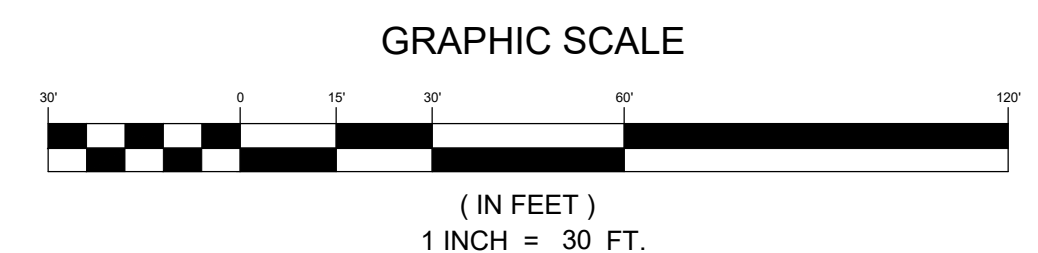
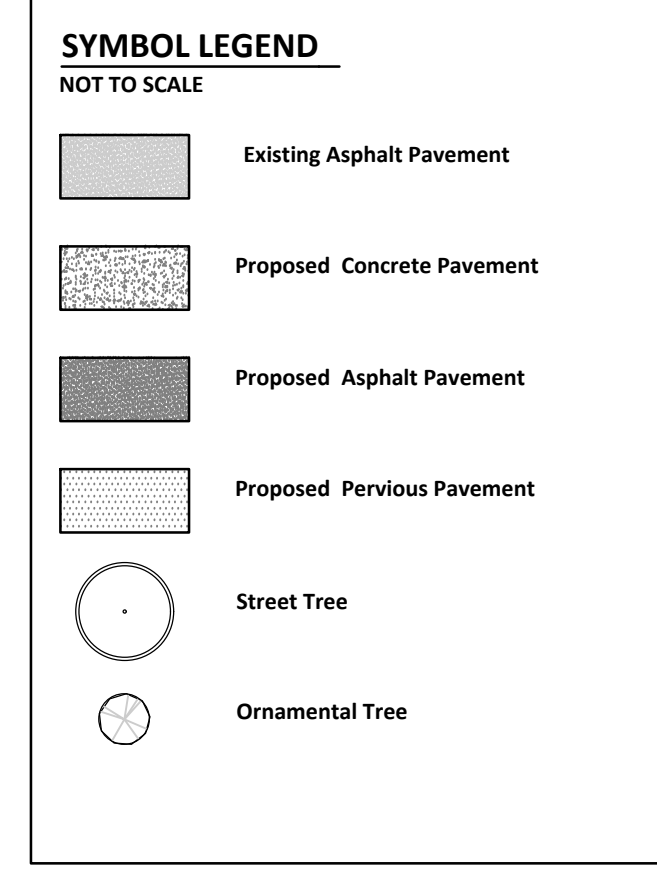
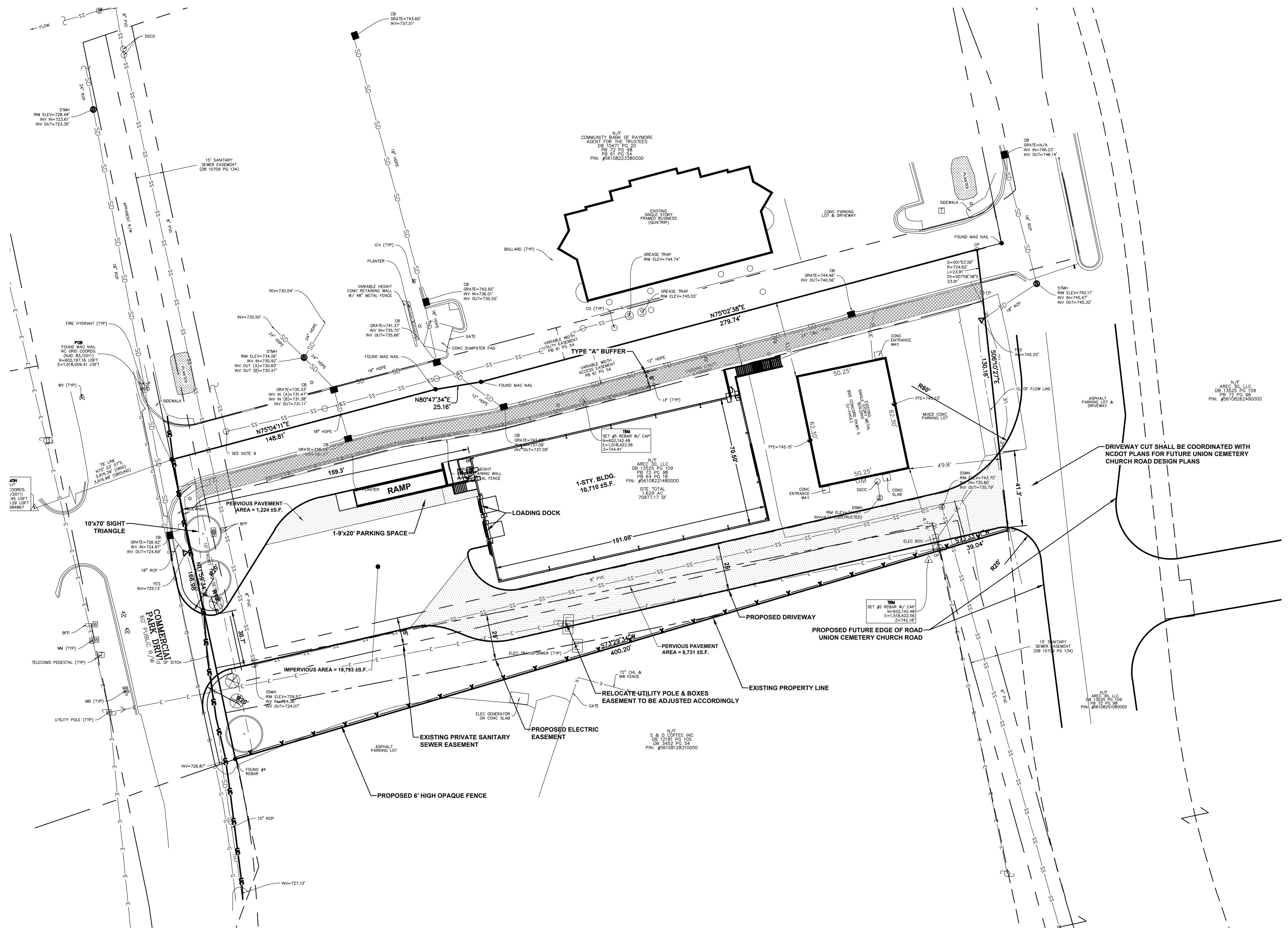
Potential Stormwater Quality Areas
 Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Buffer Yard Notes:
 1. Type A Buffer: Applicant requesting "relief" from required Type B Buffer, to provide one of the following:
 1) opaque fencing in lieu of landscape screening
 2) release from the adjacent property owner and Easement holder to allow installation of required landscape plantings, or
 3) seek a landscaping Variance along this property line along with the tandem Certificate of Non-Conformity request since the areas located along the subject property line are within an existing Utility/ Access Easement and may not be allowed to support required landscape plantings.

2. 8' Buffer yard type 'A' to meet (0.4) Min. Required Points per Linear Foot, by using a combination of Shade Trees, Ornamental Trees and Large, Medium and Small Shrubs. Owner to coordinate agreement with utility company for the installation and maintenance of shrubs within utility easement.

3. 15' Buffer yard type 'B' to meet (0.7) Min. Required Points per Linear Foot, by using a combination of Shade Trees, Ornamental Trees and Large, Medium and Small Shrubs. Where overhead power lines are present within the street yard, Ornamental Trees shall be used in-lieu of Shade Trees.



PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISION

NON-CONFORMITY ADJUSTMENT REQUEST SITE PLAN

UHAUL MINI-STORAGE COMMERCIAL PARK DRIVE
 UHAUL OF NORTH CAROLINA
 CONCORD, NC

PROJECT INFORMATION

PROJECT MANAGER:	DB
DESIGNED BY:	RJG
DRAWN BY:	RJG
PROJECT NUMBER:	JN72.400
ORIGINAL DATE:	07/08/22
SHEET:	C-2.0

ZONING BUILDING DESIGN CODE

7.10.2 APPLICABILITY
A. New Construction
 This Section applies to all new construction on O-1, B-1, C-1, and C-2 districts. In addition to all other regulations within this Ordinance, sites and buildings within the O-1, B-1, C-1, and C-2 zoning districts are regulated in accordance with specific standards as listed below. These standards shall apply in PUD and site plan controlled districts unless the City finds that the proposed deviation results in a superior design that better achieves the purpose of this section.
 The Administrator, or his designee, may allow modifications to individual requirements of this Section on a case-by-case basis for buildings not fronting on a major or minor thoroughfare or for infill development upon finding that the purposes of this section are achieved and the modification results in a project of equal or better design quality. The burden of proof relative to design quality and compatibility shall rest with the applicant.

7.10.9 BUILDING AND SITE DESIGN STANDARDS
A. Building Entrance
 Primary building entrances shall be clearly defined, and shall be recessed or framed by a sheltering element such as an awning, arcade, overhangs, or portico (in order to provide weather protection for pedestrians). Public entrances flush with the building wall with no cover are not allowed. (See Figures 7.11-2.)
AN AWNING HAS BEEN PROVIDED ALTHOUGH THIS IS NOT A PUBLIC BUILDING

B. Boulevard Entrance
 For developments containing total floor area in excess of 80,000 square feet, the principal access into the site shall be a boulevard incorporating a 10-foot wide landscaped center median.
THIS DOES NOT PERTAIN

C. Transit Stops
 Transit bus stop may be required if the development is located on an existing or planned public transit route, which shall be determined by transit plans and the Transit Administrator.
THIS DOES NOT PERTAIN

D. Outdoor Space
 Each site shall be designed to include public pedestrian walkways throughout the development linking all facilities open to the public, which shall include one (1) or more plazas or courtyards with benches, or patios/ seating areas. For developments containing total floor area in excess of 80,000 square feet, at least one (1) outdoor space or site amenity such as a public square, park, or outdoor playground area on the site, or on adjacent land. All features shall be accessible, useable spaces. Outdoor space or design elements may include, but are not limited to:
 1. Window shopping walkway
 2. Water feature
 3. Clock tower
 4. Seating walls
 5. Benches
 6. Courtyards or plazas
 7. Fountains
 8. Sculpture or public art
 The Administrator may approve any other such deliberately shaped area or focal feature or amenity that, in the judgment of the Administrator, adequately enhances such community and public spaces.

E. Sidewalks
 All buildings, parking areas, public spaces, amenity features, and adjoining developments of similar use, shall be linked with sidewalks. Sidewalks shall be provided along public streets that provide access to the development. These interior sidewalks shall be constructed in accordance with the standards for sidewalks as set forth in Article II section 10.20 of the TSM.
ACCESS VIA SIDEWALKS HAVE BEEN PROVIDED BETWEEN THE EXISTING BUILDING AND THE PROPOSED BUILDING ON SITE

F. Exterior Materials
 Exterior building materials shall include brick, stone, stucco, synthetic stucco, or cement-board or wood siding. Metal and split-faced concrete block may be used as accent material, and cumulatively may not exceed 20 percent of the area of any individual exterior wall. Highly reflective materials such as bright finished metal and tinted glass shall not be used as the primary building material. When two (2) or more materials are used on an exterior wall, the heavier material (e.g., brick) shall be placed below the lighter material (e.g., stucco). All windows and doors at the ground floor level on any retail building shall be transparent.
PLEASE SEE BUILDING MATERIALS LISTED

G. Roof Pitch
 Flat roofs and roofs with a pitch of less than 3:12 require a parapet wall. Eaves a minimum of one (1) foot from the building face shall profile a pitched roof. Roofing for pitched roofs greater than 6:12 shall be wood, tile, slate, architectural asphalt shingles, or low-reflectivity metal (flat or matte finish). Applied mansard roofs shall not be permitted.
THE THREE SIDES OF THE BUILDING IN VIEW OF THE PUBLIC HAVE PARAPETS

H. Parapet Walls
 Average parapet height shall not exceed 15 percent of the supporting wall height. Maximum parapet height shall not exceed 33 percent of the supporting wall height. (See Figures 7.11-2.)
THIS HAS BEEN ACHIEVED

I. Facade/Wall Treatment
 Facades shall have a recognizable "base" consisting of (but not limited to): walls, ledges, sills, integrally textured materials (such as stone or other masonry), integrally colored and patterned materials, or planters. Facades shall also have a recognizable "top" consisting of (but not limited to): cornice treatments with integrally textured materials (other than colored "stripes" or "bands"), sloping roofs (with overhangs and brackets), or stepped parapets. All sides of a building and any accessory structure shall utilize materials and design characteristics consistent with those of the front facade. In order to prevent large flat expanses of featureless exterior walls, recesses, projections, columns, offsets, or change in building wall plane shall be required every 50 feet of building wall length. No uninterrupted length of any facade shall exceed 50 feet. Projections, recesses, and decorative columns shall be a minimum of one foot wide and one foot deep. Structural columns supporting a portico, porch, or overhang shall meet these requirements. (See Figures 7.11-2.)
PLEASE SEE BELOW ELEVATIONS

J. Design Elements
 At least four (4) of the following elements must comprise 60 percent of front facade length and 40 percent of any facade length fronting a public street or parking lot:
 1. Parapets
 2. Cornices
 3. Roofline offsets
 4. Windows or doors
 5. Window hoods
 6. Transoms
 7. Bulkheads
 8. Awnings or canopies
 9. Ribs or columns
 10. Changes in texture or masonry

BUILDING MATERIALS

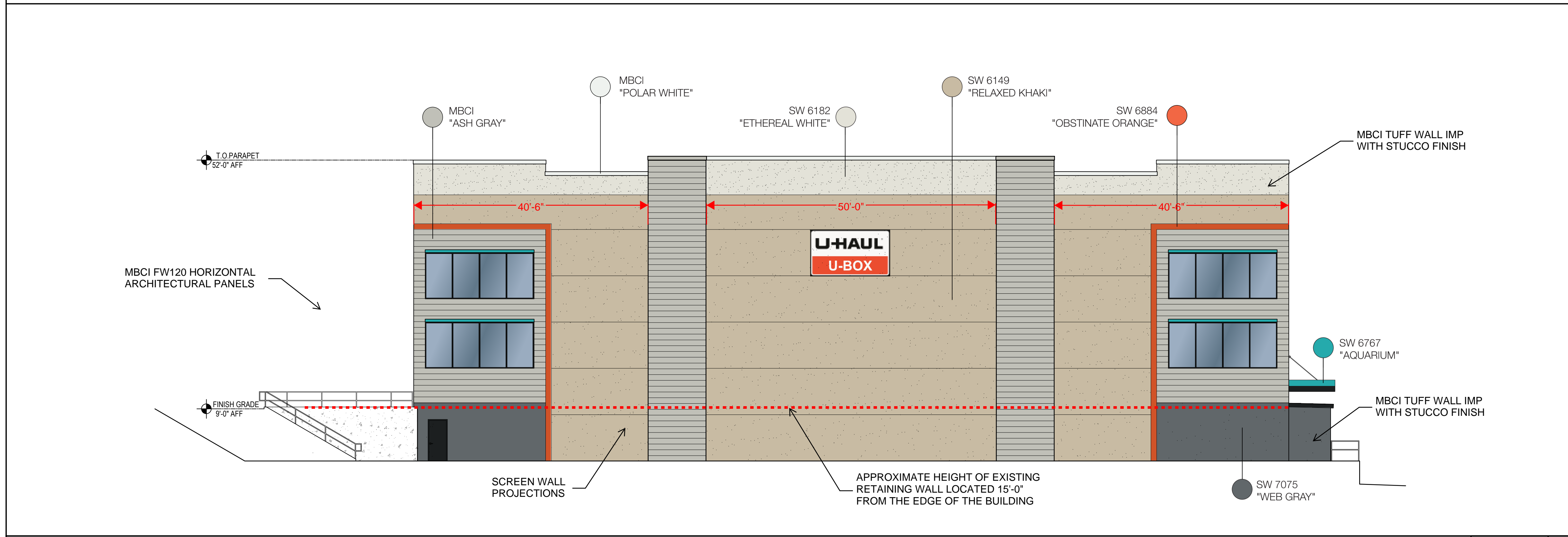
FW-120
 The FW-120 panel is a concealed-fastened wall and liner panel that provides a flat appearance. FW-120 is commonly used for architectural, commercial and industrial markets and is available in a flat profile with no beads, one bead or two beads.
Product Specifications
 • Application: Wall and fascia
 • Coverage Width: 12"
 • Coverage Length: 5'-0" to 30'-0"
 • Panel Attachment: Concealed Fastening System by use of FW-120 Clip
 • Gauges: 24 (standard); 22, 20 (optional)
 • Texture: Smooth (standard); Embossed (optional)
 • Coating: Signature® 300

TUFF WALL® / TUFF-CAST™
 The Tuff Wall® and Tuff-Cast™ panels are designed for exterior applications where an aggregate look is preferred. The exterior skin of the panel is embossed flat, while the interior skin has the embossed light Mesa profile. Tuff Wall® has a finish similar to stucco, providing the masonry look many designers and communities desire. The Tuff-Cast™ exterior is finished with look of precast concrete.
Product Specifications
 • Application: Wall (vertical and horizontal)
 • Gauges: Exterior: 24, 22; Interior: 26, 24, 22
 • Widths: 36", 42"
 • Thicknesses: 2", 2 1/2", 3", 4", 5", 6"
 • Length: 9'-0" to 33'-0" for horizontal textured; 8'-0" to 40'-0" for vertical textured
 • Panel Attachment: Concealed Fastening System
 • Standard Coatings: Applied Finishes only
 *10' and 12' Tuff-Cast and Tuff Wall available with Mesa, textured or Mesa profile only

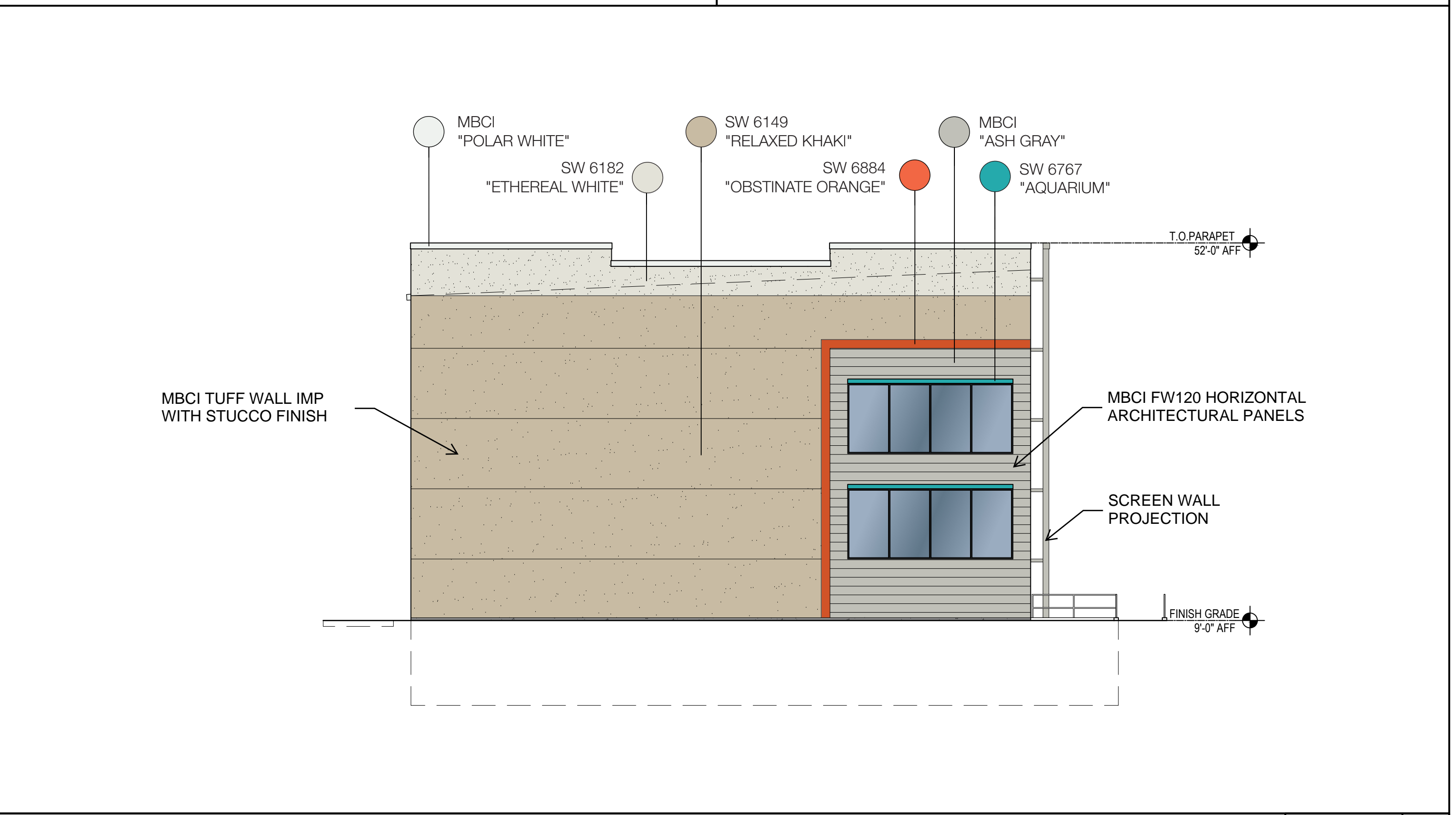
BUILDING INFORMATION

THE PROPOSED BUILDING IS A 12,000 SF WAREHOUSE TO SERVE U-HAUL'S EXPANDING MARKET INTO LONG-TERM STORAGE SOLUTIONS. THE BUILDING WILL BE MANED BY TWO EMPLOYEES AND NOT BE OPEN TO THE PUBLIC. THE BUILDING ITSELF WILL ONLY FRONT ONE PUBLIC WAY, 'COMMERCIAL PARK DRIVE SW,' AND BE LOCATED BEHIND THE EXISTING QUIKTRIP GAS STATION.

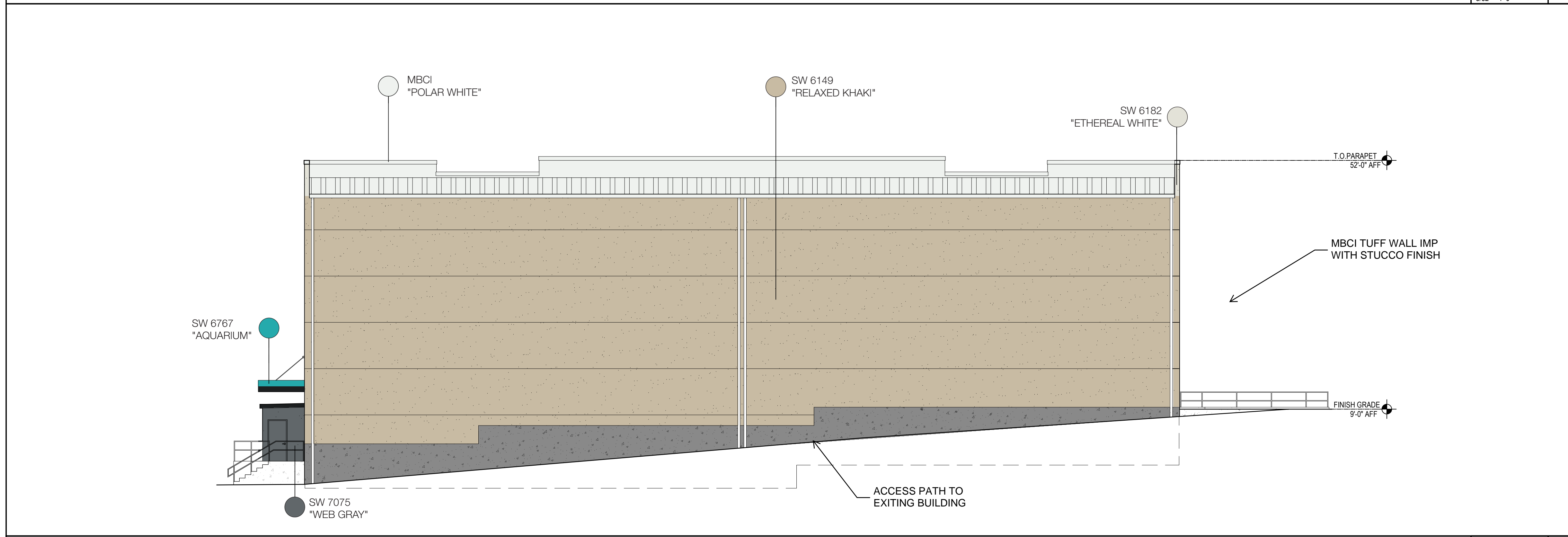
% OF FW120 PANELING PER ELEVATION
 Elevation 1: 20.1%
 Elevation 2: 0.0%
 Elevation 3: 12.8%
 Elevation 4: 24.2%



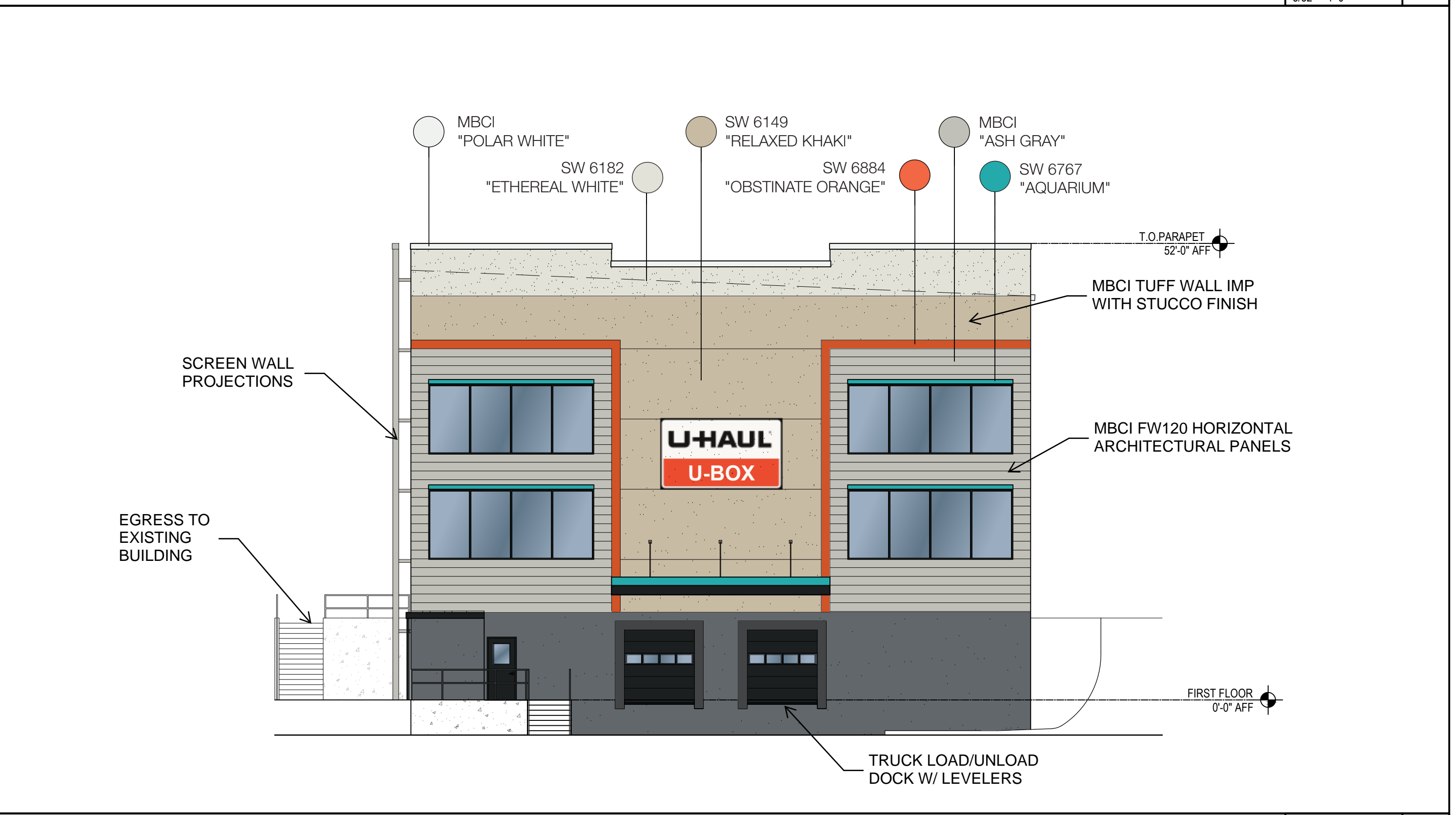
ELEVATION FACING QUIKTRIP AND EXISTING RETAINING WALL SCALE: 3/32" = 1'-0" 4



ELEVATION FACING EXISTING U-HAUL BUILDING SCALE: 3/32" = 1'-0" 3



ELEVATION FACING S&D COFFEE & TEA SCALE: 3/32" = 1'-0" 2



ELEVATION FACING COMMERCIAL PARK DRIVE SW SCALE: 3/32" = 1'-0" 1

FILED
CABARRUS COUNTY NC
WAYNE NIXON
REGISTER OF DEEDS

FILED Oct 14, 2013
AT 10:29 am
BOOK 10733
START PAGE 0339
END PAGE 0341
INSTRUMENT # 28404
EXCISE TAX \$0.00

File

Return to the Concord City Attorney ROD Box

**NORTH CAROLINA
CABARRUS COUNTY**

PIN 5610-82-4212

MKL

**ORDER OF THE CITY OF CONCORD
PLANNING AND ZONING COMMISSION
ISSUING SPECIAL USE PERMIT # SUP-08-13**

This matter next, concerning a request to grant a Special Use Permit for a "self-service storage facility" located at 855 Concord Parkway, South, came before the City of Concord Planning and Zoning Commission on September 17, 2013. The Planning and Zoning Commission, having heard the evidence presented by witnesses duly sworn, considered the argument of the parties, makes the following:

FINDINGS OF FACT

1. The applicant is Samantha Keating/Amerco Real Estate Company and the subject property is located at 855 Concord Parkway South.
2. The property is owned by Yates Properties LLC and Danny G. Bost, LLC (DB 6944 PG 73.)
3. The subject property is zoned C-2 (General Commercial)
4. The subject property consists of approximately 5.04 acres and is improved with two structures totaling approximately 43,887 square feet that formerly accommodated an automobile dealership and body shop.
5. The adopted Land Use Plan designates the property as "commercial" and the Small Area Plan designates the site for "redevelopment."
6. The proposal is consistent with both the Land Use Plan and the Small Area Plan.
7. The developers propose 329 total storage units, along with the showroom/customer area in Building A and 132 storage units in Building B.
8. The request is to redevelop the former automobile dealership and body shop to a UHaul moving and storage center.
9. The developers propose to enclose the covered vehicle display area and to convert Building A to a two story structure.
10. 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).

CONCLUSIONS OF LAW

- 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.

*ppg
26-*

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 C-2 zoning district (as a special use). The property is adjacent to commercially zoned and developed properties on the west, and east sides, and adjacent to industrially zoned properties on the south and north sides. 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 Concord Parkway, which is a NCDOT maintained public street. The developer is coordinating with the City's Transportation Department relative to a request that no left turns be permissible into the site from the driveway along the western property line. This issue will be further examined during technical site plan approval. The applicant's supporting materials include traffic generation estimates that indicate that from a planning perspective; this proposed use is less intense than other C-2 uses that are permissible by right. The project will be required to comply with all minimum State and City requirements, and will be further reviewed during the technical site plan review process.

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 or industrially 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.

THE PLANNING AND ZONING COMMISSION GRANTS THE SPECIAL USE PERMIT WITH THE FOLLOWING CONDITIONS:

- 1) The development will be required to obtain technical site plan approval. At technical site plan review the developer shall submit additional information to insure that improvements to the exterior of Building B are consistent with those proposed for Building A.
- 2) The left turn issue relative to the driveway on the western property line shall be further reviewed at the time of technical site plan review.

THIS SPECIAL USE PERMIT SHALL BE EFFECTIVE IMMEDIATELY UPON APPROVAL AND EXECUTION.

SO ORDERED this the 17th day of September, 2013 by the Planning and Zoning Commission.

CITY OF CONCORD PLANNING AND ZONING COMMISSION

ATTEST:

Angela Baldwin
Angela Baldwin, Secretary

BY Coleman Keeter
Coleman Keeter, Chairman

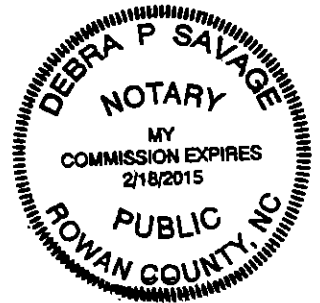
North Carolina
CABARRUS County

I, Debra P. Savage a Notary Public for said County and State,
Do hereby certify that Angela Baldwin personally
appeared before me this day and acknowledged the due execution of the foregoing
instrument.

Witness my hand and official seal, this the 3rd day of October

2013
Debra P. Savage (Notary Public)

My Commission expires 02/18/2015.





DATE: September 17, 2013

SUBJECT: Special Use Permit
Self-service storage facility in the C-2 (General Commercial) Zoning District

CASE: SUP-08-13

APPLICANT: Samantha Keating/Amerco Real Estate

LOCATION: 855 Concord Parkway, South
PIN 5610-82-4212

AREA: 5.04+/- Acres

EXISTING LAND USE: Vacant Commercial Structure (former automobile dealership)

EXISTING ZONING: C-2 (General Commercial)

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

BACKGROUND

The proposed Special Use Permit is a request to redevelop a vacant automobile dealership into a UHaul moving and storage center. The truck leasing and retail portions of the development are permissible by right in the C-2 zoning district. The self-service storage facility portion of the development does require a Special Use Permit.

The subject property is zoned General Commercial (C-2) and consists of approximately 5.04 acres. The property is the former site of the Honda Dealership and two structures are present on site. The main building is approximately 29,796 square feet in size and the secondary structure (which encompassed the body shop), located at the south, or rear of the property, is approximately 14,091 square feet. According to Hillsborough County Property Appraiser data, the structures were constructed in 1977.

The Future Land Use Plan designates the subject property as “commercial.” Additionally, the site is within the boundary of the “Concord Parkway (US 29)/Warren C. Coleman (US 601) 20 Year Small Area Plan.” This plan designates this property as a proposed redevelopment site. From a future land use perspective, this project is desirable as it recycles existing building stock and reuses a vacant structure. Furthermore, the use is commercial and it is our opinion that the request is consistent with both the Land Use Plan and the Small Area Plan.

The developers propose to convert the former automobile showroom into a combination leasing office (with ancillary retail) and a self-service storage facility. The main structure (Building A)

will undergo renovations to enclose the former covered outdoor vehicular display area and convert it to usable floor area. This enclosure will consist of approximately 7,053 square feet. Building A will be converted to a two-story structure to accommodate two levels of storage units, which will result in approximately 38,000 square feet of floor area within that building. Building B (the former body shop) will be converted to a one-story storage facility. According to information submitted by the applicant, the combination of two structures will result in approximately 51,000 square feet of gross floor area.

The facility will include approximately 7,700 square feet within Building A that will be devoted to a retail showroom and dispatch and receiving area. The CDO states that mini-warehouse facilities may be developed in the C-2 district provided that at least 25% of the site is devoted to retail or office uses and such uses shall be placed in front of the storage use. Staff has historically opined that this 25% provision is interpreted to be floor area, and can be met by utilizing adjacent retail or office uses to meet the minimum requirements. This floor area equates to approximately 20% of the total gross floor area, but the cumulative floor areas of the adjacent commercial developments (Quick Trip, etc.) will easily meet this threshold.

In summary, the development will include 329 total storage units, along with the showroom/customer area in Building A and 132 storage units in Building B.

The applicant has submitted a site plan and supplementary information relative to the exterior renovations to the site. The applicant proposes to construct a street yard buffer adjacent to Concord Parkway and to remove an area of lawn adjacent to the structure to accommodate four (4) new customer parking spaces. The enclosure of the covered display area will include glass on the corner of the structure to accommodate the customer entrance and orange accent panels on the north elevations. The submitted information illustrates compliance with the supplemental design regulations in Article 8 of the CDO.

The development is also subject to the anticipated 80' wide right-of-way of the Rock Hill Church Road extension/realignment. The proposed alignment is illustrated on the applicant's site plan and runs generally along the western property boundary.

The proposed plan has been reviewed by City staff and there are no objections to the request. The Transportation Department has requested that left turns be prohibited for incoming traffic. The applicant is discussing potential alternatives with Transportation and it is recommended that this issue be addressed at the technical review stage.

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 C-2 zoning district (as a special use). The property is adjacent to commercially zoned and developed properties on the west, and east sides, and adjacent to industrially zoned properties on the south and north sides. 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 Concord Parkway, which is a NCDOT maintained public street. The developer is coordinating with the City's Transportation Department relative to a request that no left turns be permissible into the site from the driveway along the western property line. This issue will be further examined during technical site plan approval. The applicant's supporting materials include traffic generation estimates that indicate that from a planning perspective; this proposed use is less intense than other C-2 uses that are permissible by right. The project will be required to comply with all minimum State and City requirements, and will be further reviewed during the technical site plan review process.

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 or industrially 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 Samantha Keating/Amerco Real Estate Company and the subject property is located at 855 Concord Parkway South.
2. The property is owned by Yates Properties LLC and Danny G. Bost, LLC (DB 6944 PG 73.)
3. The subject property is zoned C-2 (General Commercial)
4. The subject property consists of approximately 5.04 acres and is improved with two structures totaling approximately 43,887 square feet that formerly accommodated an automobile dealership and body shop.
5. The adopted Land Use Plan designates the property as "commercial" and the Small Area Plan designates the site for "redevelopment."
6. The proposal is consistent with both the Land Use Plan and the Small Area Plan.
7. The developers propose 329 total storage units, along with the showroom/customer area in Building A and 132 storage units in Building B.

8. The request is to redevelop the former automobile dealership and body shop to a UHaul moving and storage center.
9. The developers propose to enclose the covered vehicle display area and to convert Building A to a two story structure.
10. 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

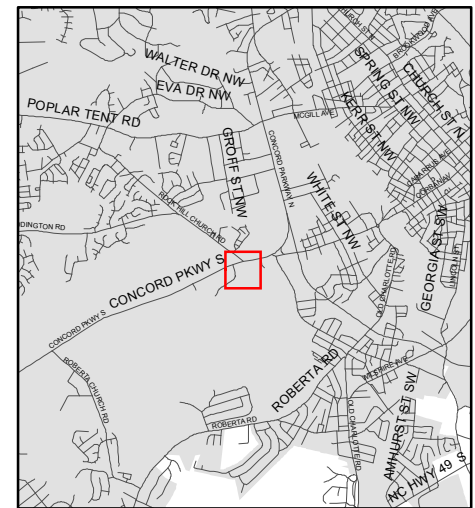
The staff recommends approval of the Special Use Permit application. If the Commission concurs, staff recommends the Commission consider adopting of the following conditions:

- 1) The development will be required to obtain technical site plan approval. At technical site plan review the developer shall submit additional information to insure that improvements to the exterior of Building B are consistent with those proposed for Building A.
- 2) The left turn issue relative to the driveway on the western property line shall be further reviewed at the time of technical site plan review.

**SUP-08-13
AERIAL**

**Special Use Permit
Application
Self-Storage Facility
in a General Commercial
(C-2) District**

855 Concord Pkwy S
(PIN 5610-82-4212)



Source: City of Concord
Planning Department

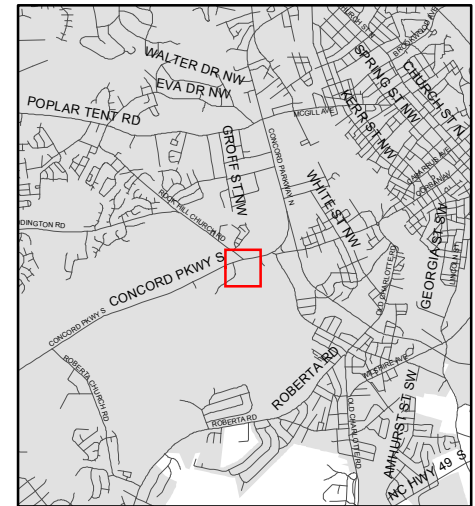
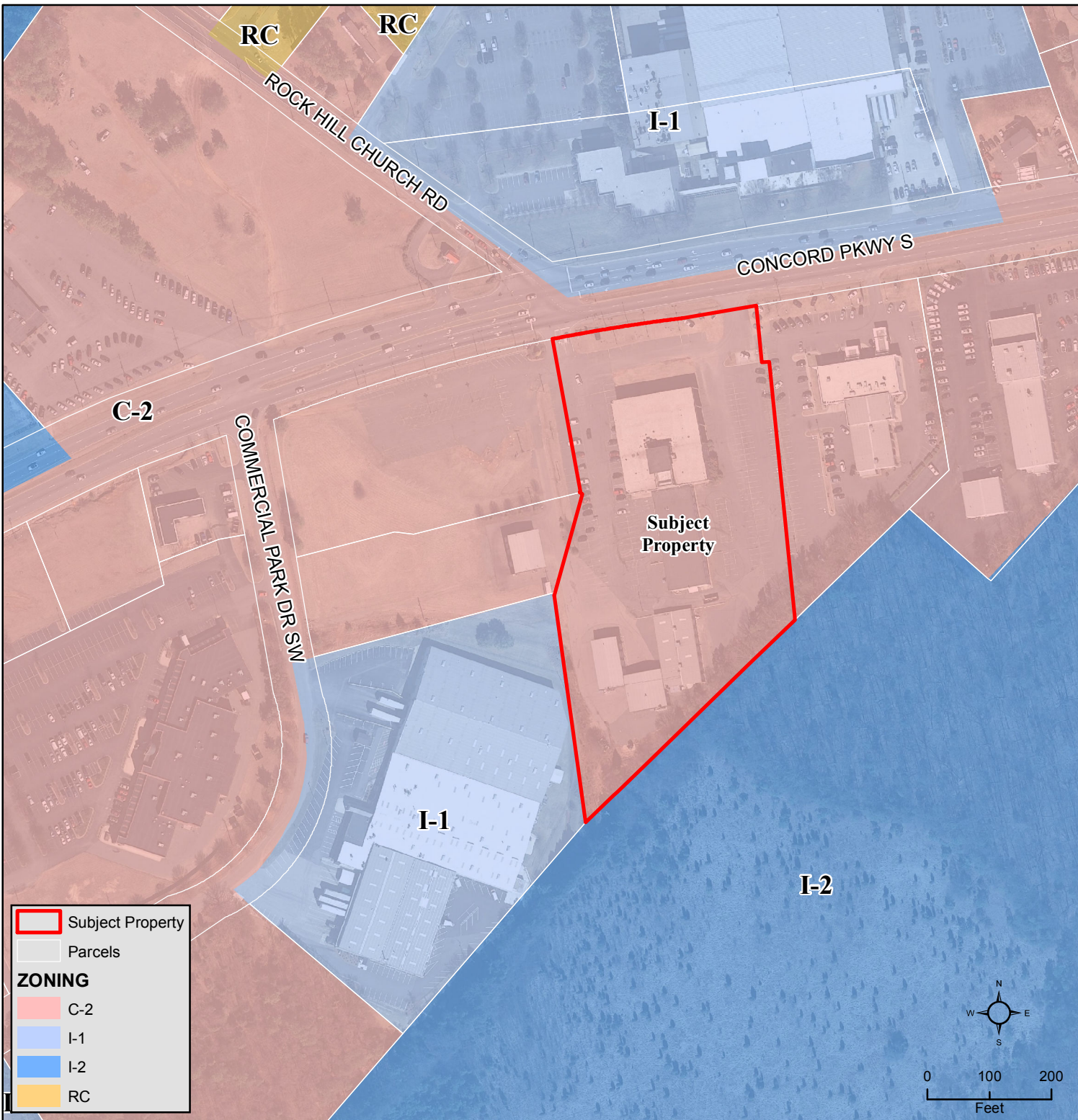
Disclaimer

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SUP-08-13 ZONING

Special Use Permit Application Self-Storage Facility in a General Commercial (C-2) District

855 Concord Pkwy S
(PIN 5610-82-4212)



Source: City of Concord
Planning Department

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Date 8/14/2013

APPLICANT NAME: Samantha Keating COMPANY
NAME AMERCO Real Estate Company

APPLICANT ADDRESS:
2727 North Central Avenue 9N

CITY: Phoenix STATE AZ ZIP 85003 PHONE NUMBER OF
APPLICANT: 602-263-6502 x 615142

OWNER OF PROPERTY (if different from applicant)
Yates Properties, LLC / Danny G. Bost, LLC

OWNER ADDRESS:
145 Union Street South CITY Concord STATE NC ZIP 28025

PROJECT ADDRESS (if an address exist):
855 Concord Parkway South

P.I.N.: 56108242120000

Area of Subject Property (in acres, or square feet): 5.04 acres

Lot Width: 316' Lot Depth: 489'

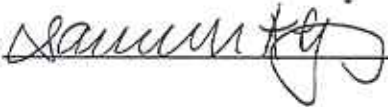
Current Zoning Classification: C-2

Existing Land Use: Vacant (Bldg A) and Auto Repair (Bldg B)

Description of Use Requested: U-Haul Moving & Storage Center

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: 8/14/2013 Applicant Signature: 

(5) Off-street parking and loading provisions:

(6) Sign provisions:

(7) Provisions for screening, landscaping and buffering:

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

(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:

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

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

(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):

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

(14) Improvements within the common open space:

(15) Parking Areas:

(16) Sidewalks, trails and bikeways:

(17) Lighting and utilities:

(18) Site furnishings:

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



(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:

Staff Use Only:

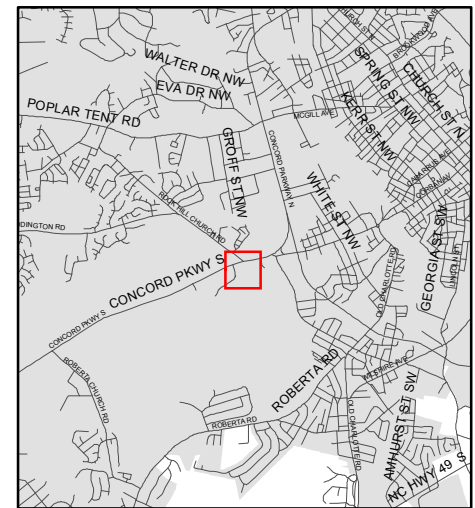
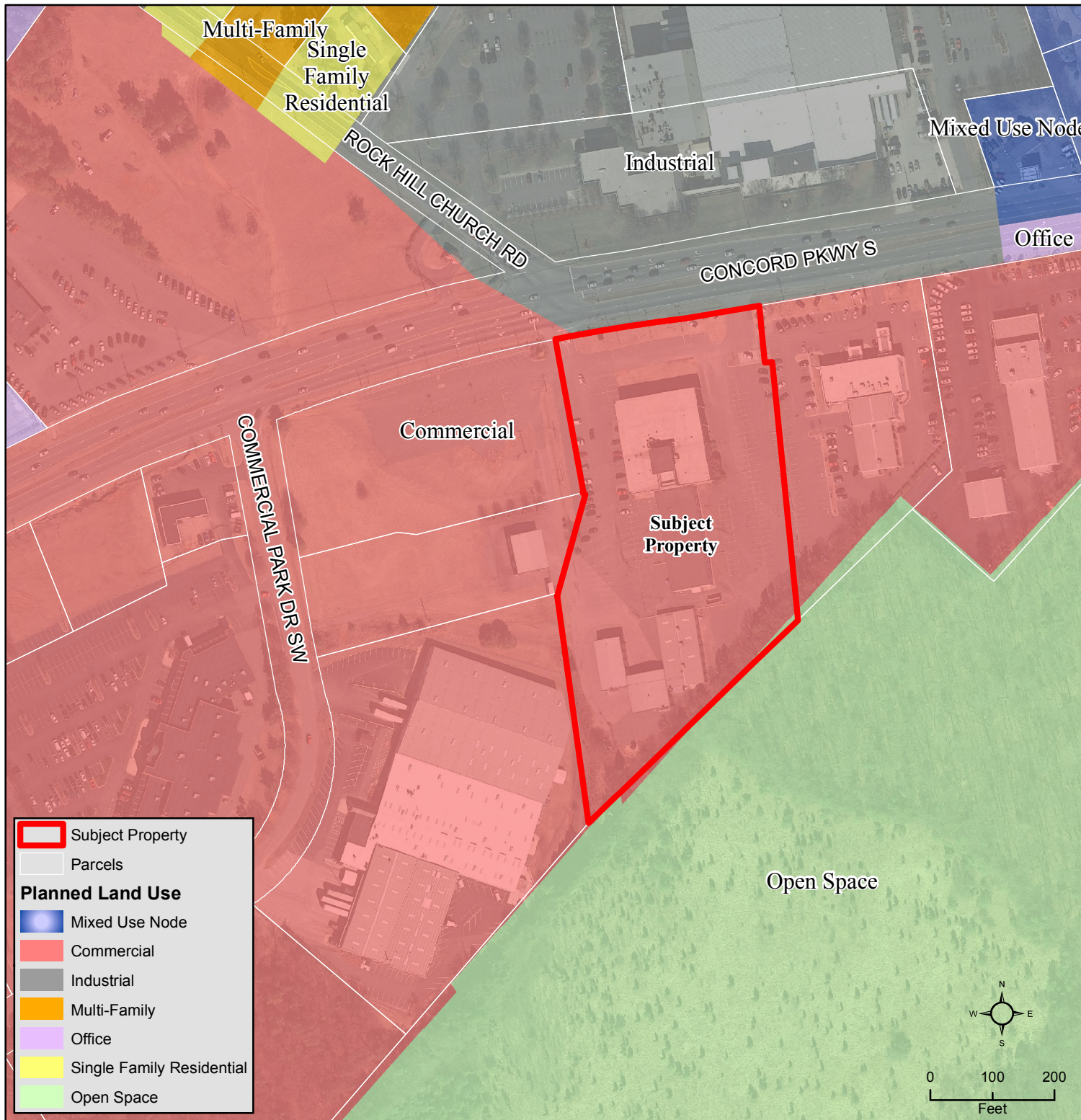
1. Scheduled for Planning and Zoning Commission consideration:
 Date: _____ Time: _____ Location: _____
2. Date advertised, written notice(s) sent, and property posted: _____
3. Record of decision: Motion to: Approve Deny

	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
	<input type="checkbox"/> Yea	<input type="checkbox"/> Nay
4. Planning and Zoning Commission recommendation: Approved Denied
 If denied, was an appeal filed? _____
5. Date applicant notified of Planning and Zoning Commission action: _____
6. Scheduled for City Council consideration:
 Date: _____ Time: _____ Location: _____
7. Dates advertised: (a) First notice: _____ (b) Second notice: _____
8. City Council recommendation: Approved Denied
9. Date applicant notified of City Council action: _____
10. Comments: *(see minutes for details)*

**SUP-08-13
LAND USE PLAN**

**Special Use Permit
Application
Self-Storage Facility
in a General Commercial
(C-2) District**

855 Concord Pkwy S
(PIN 5610-82-4212)



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

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REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT

U-HAUL INTERNATIONAL • 2727 N. CENTRAL AVE. • PHOENIX, AZ 85004 • (602)263-6502 • FAX NO. (602)277-1026

General 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 redevelopment of the former Honda dealership to a U-Haul Moving and Storage Center will not be detrimental to nor endanger the public health, safety or general welfare. U-Haul centers are provided to serve the do-it-yourself household customer.

U-Haul moving and storage are convenience businesses. Our philosophy is to place centers in high growth residential areas, where we fill a need for our products and services. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center. Therefore, the introduction of a moving and storage center at this location will not be detrimental, but, rather will serve local Concord residents.

- (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 the landscaping and screening on the site.”**

The redevelopment of this former automobile dealership will contribute to the revitalization of the immediate area. The vacant facility will be refreshed and obtain closer conformance with current City of Concord development standards through our planned renovations.

The type and height of the existing buildings conforms to the character of other adjacent properties. The planned canopy enclosure of Building A will adhere to current design standards and will serve to refresh the appearance of the entire property. In addition, upgraded landscaping to meet current guidelines will be provided within the front setback area to provide a pleasant experience for those traveling past the site.

- (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.”**

The proposed U-Haul center intends to utilize existing ingress and egress points to minimize traffic hazards and congestion on public roads. Self-storage and vehicle rental, as compared to the prior automobile sales use, will produce far less traffic.

U-Haul centers serve as destination-purchase sites and are most often visited by customers who intend to buy and not browse among the inventory. Customers arrive at the U-Haul Center with the intent of purchasing services provided on site and/or moving supplies. Customers generally already have in mind the specific supplies needed to complete their projects which translates into very short retail visits. In the same sense, customers who visit their respective storage units do so on a relatively limited basis. Therefore, in comparison to other uses, a U-Haul moving and

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storage center is a low-traffic generating use (see comparison of uses below), and will not significantly contribute to increased traffic in the area.

USE COMPARISON					
Use	Square Feet	Traffic	Volume	Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

- (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.”

The proposed U-Haul Moving and Storage facility will not produce noxious or offensive vibration, noise, odor, dust, smoke or gas. A moving and storage center is a quiet and non-intrusive facility that will blend seamlessly with the existing commercial and industrial uses already established in the area.

- (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.”

The redevelopment and conversion of this property to a U-Haul Moving and Storage Center will not impede the orderly development or improvement of surrounding property. All self-storage units will be contained within the existing buildings. Similarly, all customer access will be provided at specified exterior entrances at each building so that noise and activity is confined. This method of access ensures that the U-Haul center remains a good neighbor.

In addition, the retail showroom and truck rental uses are complimentary uses to the adjacent fuel sales and automobile dealerships. Therefore, the introduction of a moving and storage facility at this location is appropriate and will not impede development of surrounding properties.

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Specific Requirements

(1) Nature of use(s) (type, number of units, and/or area):

The proposed U-Haul Moving and Storage Center of Concord will include a conversion of the two existing buildings into interior-accessed self-storage and a retail showroom. Building A will include an approximately 7,700 square foot area devoted to the retail showroom as well as dispatch and receiving areas. The remainder of the 38,000 square foot building will be devoted to self-storage rooms of varying sizes.

The 14,000 square foot Building B will also be renovated to include interior accessed self-storage units in addition to a new customer loading area. The current conceptual plan will offer 460 self-storage units ranging in size from twenty-five to 150 square feet.

The site will be modified to include new customer parking, customer loading, and rental vehicle display areas. The remainder of the site will be devoted to additional rental vehicle rotation areas.

(2) Accessory uses (if any):

The moving and storage center provides customers with truck and trailer rental and self-storage space. In addition to the core moving and storage products, our retail showroom offers other retail sales items like cartons, tape, and packing materials.

Similarly, families who tow U-Haul trailers, boats, or recreational trailers can select and have installed the hitch and towing packages that best meet their needs. The U-Haul center will also dispense propane to residents who fill small containers for barbeques or camping use.

(3) Setback provisions:

The existing building improvements meet current setback requirements and are slated to remain with our redevelopment proposal. In addition, the street yard and front parking area landscaping will be enhanced to meet current landscape guidelines.

(4) Height provisions:

The height of the existing buildings is proposed to remain. Building A's current height is approximately thirty-six feet and is well within the prescribed forty-eight foot height maximum imposed by the C-2 zoning regulations.

(5) Off-street parking and loading provisions:

All off-street parking provisions found within the City of Concord Development Ordinance will be adhered to. Our current plan accommodates nineteen customer parking spaces conveniently located close to main building entrances.

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(6) Sign provisions:

Preliminary building signage has been provided on the rendering included as part of the special use permit application package. All final signage will be submitted under separate permit.

(7) Provisions for screening, landscaping and buffering:

The redevelopment of the existing site to a moving and storage center will have little impact on the current site improvements. Customer parking will be added adjacent to the showroom area and a vehicle display area will be added beyond the front landscape setback area. These two areas will be provided with updated landscaping conforming to current City of Concord development guidelines.

Buffering has not been provided around the perimeter of the site because of the commercial and industrial nature of adjacent properties. Similarly, since all of the self-storage units proposed are internal to the building, no additional screening to other properties has been provided.

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

Site access will be provided via the two existing shared driveways along Concord Parkway South. No changes to the curb cuts are proposed.

Ample drive aisles have been maintained to allow customers to easily maneuver larger rental vehicles. No additional fencing or gates are proposed because all storage units will be individually protected via a centrally controlled alarm and security system.

(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:

Adequate and safe design for the above exists with the current site improvements. We propose to modify only a small section of the existing lot which will be evaluated by a professional engineer to ensure the existing design features remain intact.

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

The majority of access to the site will be vehicular in nature. Careful attention was paid to the layout of the existing parking lot areas to ensure safety for our customers and employees. In addition, parking areas have been provided in close proximity to building entrances to enhance customer convenience. These areas are provided with adequate maneuvering room for the larger vehicles typically associated with U-Haul facilities.

Currently, adequate site and building lighting exist. As our conversion plans continue, replacement lighting that meets current company specifications may be introduced.

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Similarly, an existing waste disposal area is set aside within close proximity to Building B. This area will continue to serve as the waste disposal area for the moving and storage center.

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

There is no residential occupancy proposed, therefore this requirement is not applicable to this project.

(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):

The surrounding properties are all commercial or industrial in nature. No nearby residential zoning districts are present.

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

All current open space is to remain as is, with the exception of the small portion of landscaping in front of Building A.

(14) Improvements within the common open space:

Common open space is not provided as part of this development proposal.

(15) Parking areas:

The redevelopment and conversion of this site into a U-Haul Moving and Storage Center will provide adequate parking areas for customer, employee, and rental vehicles.

(16) Sidewalks, trails and bikeways:

No trails or bikeways are proposed as part of this development. As stated above, site access will primarily be vehicular due to the nature of the use. Therefore no additional sidewalks are included as part of the preliminary development plan.

(17) Lighting and utilities:

Site and building lighting as well as all applicable utilities are provided for the existing site improvements. The lighting and utilities will be retained and modified as necessary.

(18) Site furnishings:

No site furnishings have been included with our development proposal.

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

Adequate fire, police, water and sewer services currently exist and will be maintained with the conversion of the site to a U-Haul center.

(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.

We understand that other requirements may be requested. Our overall development plan accommodates public health, safety, welfare, and customer convenience.

887-49

855 Concord Pkwy S
Concord, North Carolina 28027

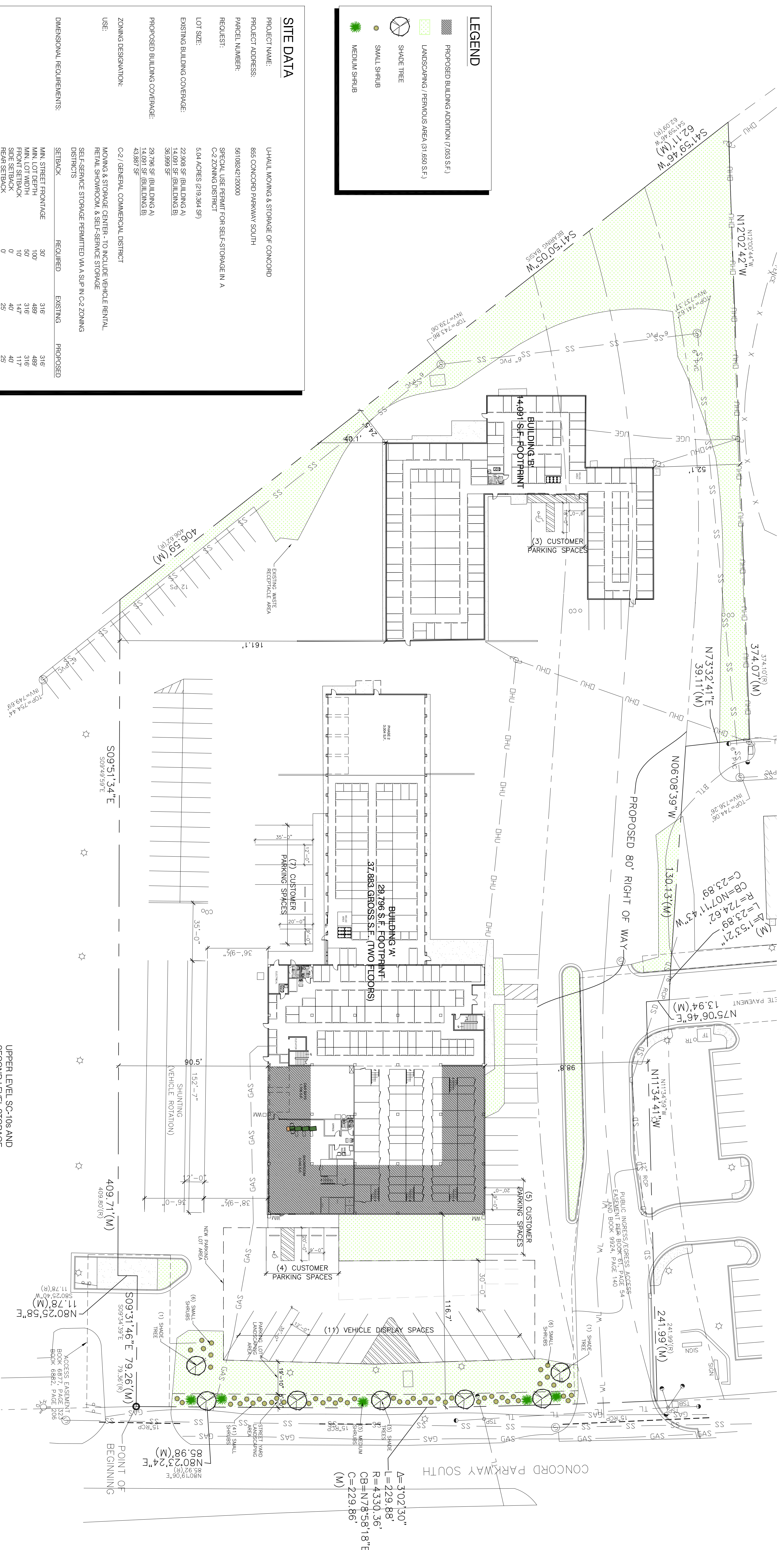
Northeast Elevation / Before



Northeast Elevation / After

U-HAUL MOVING AND STORAGE OF CONCORD

CONCEPTUAL DEVELOPMENT PLAN



LEGEND

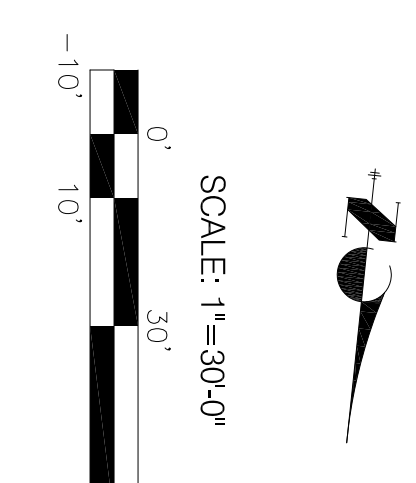
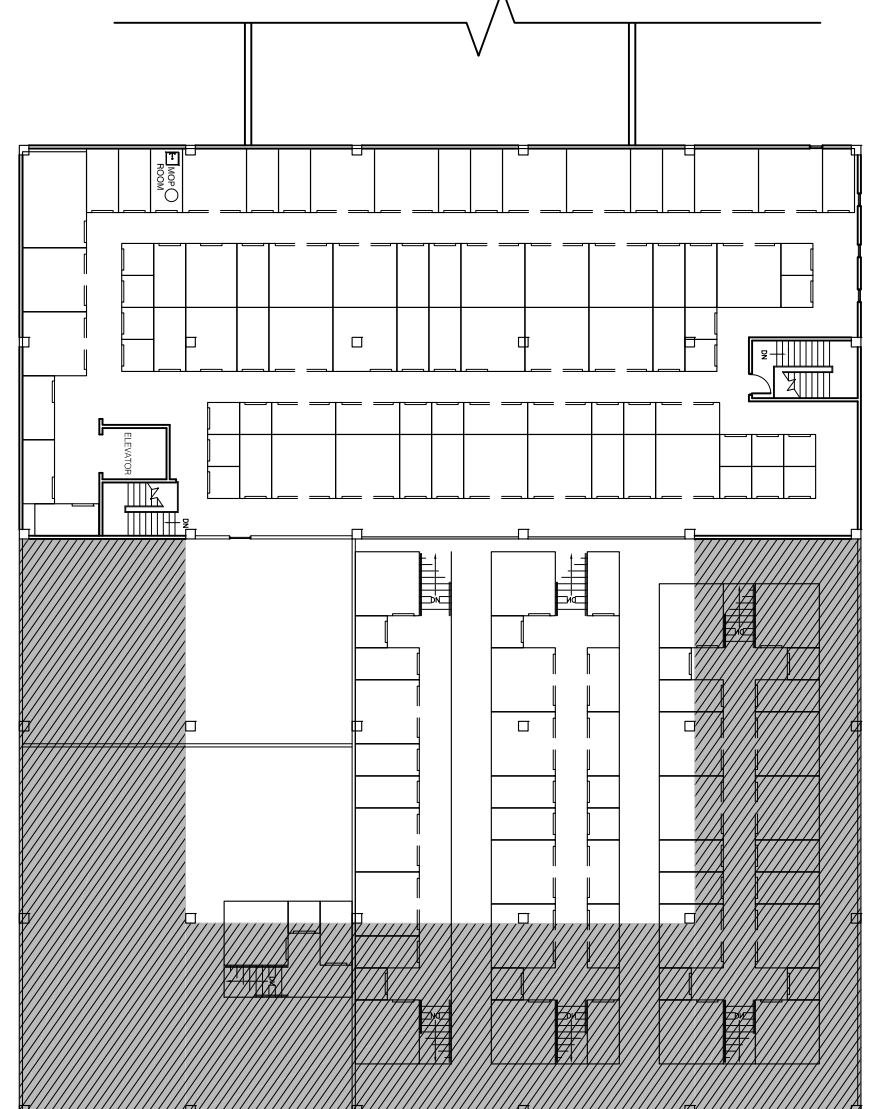
- PROPOSED BUILDING ADDITION (7,053 S.F.)
- LANDSCAPING / REMOVAL AREA (31,660 S.F.)
- SHADE TREE
- SMALL SHRUB
- MEDIUM SHRUB

SITE DATA

PROJECT NAME: U-HAUL MOVING & STORAGE OF CONCORD
PROJECT ADDRESS: 855 CONCORD PARKWAY SOUTH
PARCEL NUMBER: 56108242120000
REQUEST: SPECIAL USE PERMIT FOR SELF-STORAGE IN A C-2 ZONING DISTRICT
LOT SIZE: 5.04 ACRES (219,384 SF)
EXISTING BUILDING COVERAGE: 22,908 SF (BUILDING A), 14,091 SF (BUILDING B), 36,999 SF
PROPOSED BUILDING COVERAGE: 29,796 SF (BUILDING A), 14,091 SF (BUILDING B), 43,897 SF
ZONING DESIGNATION: C-2 / GENERAL COMMERCIAL DISTRICT
USE: MOVING & STORAGE CENTER - TO INCLUDE VEHICLE RENTAL, RETAIL SHOWROOM, & SELF-SERVICE STORAGE
DIMENSIONAL REQUIREMENTS: SETBACK, MIN. STREET FRONTAGE, MIN. LOT DEPTH, MIN. LOT WIDTH, FRONT SETBACK, SIDE SETBACK, REAR SETBACK, BUILDING HEIGHT
PARKING: 4,751 SF / 300 = 16 SPACES REQUIRED & PROVIDED
LANDSCAPING: TOTAL = 19 CUSTOMER SPACES + RENTAL VEHICLE DISPLAY & ROTATION AREAS, NEW PARKING LOT AREA = 12,976 SF, 1,298 SF REQUIRED / 5,266 PROVIDED, STREET YARDS = 8 WIDE LANDSCAPE STRIP (CLASS 2), 8 WIDE LANDSCAPE STRIP REQUIRED / PROVIDED
NOTES: *LANDSCAPING PROVIDED FOR EXPANSION AREA PER CITY OF CONCORD DEVELOPMENT ORDINANCE SECTION 11.3.2.2A

PROPOSED ROOM MIX - BLDGS. A, B & B'

ROOM SIZE	BLDG. A			BLDG. B			GRAND TOTAL					
	UP	1ST FLOOR	2ND FLOOR	TOTAL QTY.	%	TOTAL SQ. FT.	TOTAL QTY.	%	TOTAL SQ. FT.	%		
5 x 5	10	4	37	73	1,825	8%	9	225	2%	82	2,050	6%
5 x 8	0	4	0	4	180	0%	10	400	4%	14	560	2%
5 x 10	18	49	33	121	6,050	28%	53	2,650	28%	174	8,700	27%
5 x 15	0	21	0	1	75	0%	0	0	0%	1	75	0%
8 x 10	0	0	6	2	640	3%	6	480	4%	14	1,120	3%
10 x 10	0	16	40	25	10,200	48%	33	3,300	32%	135	13,500	43%
10 x 15	0	11	8	1	3,000	15%	21	3,150	30%	41	6,150	19%
TOTAL	49	53	144	83	3,291	100%	132	10,205	100%	461	32,155	100%



AMERCO REAL ESTATE COMPANY
 CONSTRUCTION DEPARTMENT
 2771 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502
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855 Concord Pkwy S
 Concord, NC 28027

887049

PRELIMINARY SITE PLAN AND FLOOR PLANS

887049

PRELIMINARY PLAN NOT FOR CONSTRUCTION

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT T. LOOZ:

DATE: 08/14/13
CHECKED: SK
DRAWN: BJC
DATE: 08/14/13

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