Introduction

The subject parcel is 4.483 located adjacent to Harris Teeter fronting on NC 751. The site is vacant with mature pine and hardwood forested areas. A portion of the stormwater control measure constructed for the Harris Teeter development was constructed on this parcel.

This request is to change the existing "Office" land use classification to "Commercial". The requested Commercial land use allows for the proposed self-storage use whereas, the existing Office land use classification does not. The Commercial land use is compatible with the requested CG(D) zone as shown on the Future Land Use and Zoning District Compatibility Chart. Justifications for the proposed change request which are as follows:

Criteria for Future Land Use Map Change Recommendations

A. *The proposed use is more compatible with surrounding uses and/or designated future land use patters:*

   The request is consistent with both the Future Land Use Map and the surrounding uses. The adjacent properties to the north and east are identified as commercial and are developed. The adjacent parcels to the west are currently mapped to be Office, but are not developed at this time. The land to the south includes an apartment complex with Medium Density Residential. This pattern would suggest that the proposed Commercial use is consistent with the Land Use Plan.

B. *The subject site is of adequate shape and size to accommodate the proposed change:*

   The subject site is of adequate shape and size to accommodate the proposed change. The proposed square footage of building area and associated parking will accommodate the requested zoning and map change.

C. *The proposed change in future land use will contribute to the implementation of an adopted goal, objective or policy:*

   Changing the use from Office to Commercial will contribute to the intent, goals, objectives, policies, guiding principles and programs of adopted plans. The adopted plan strives for commercial use to be limited to major intersections. The proposed use would be consistent with that policy by expanding the Commercial Land Use at the intersection. Allowing self-storage use to be adjacent to compatible commercial uses on this parcel is consistent with the existing zonings and uses of the area.

D. *Environmental conditions make the proposed use more appropriate:*

   The site is appropriate for a Commercial use with its gentle topography and existing vegetation. Storm water devices and landscape buffers can be easily located with little impact to the sites environmental conditions.

Conclusion

The proposed request to change the land use classification from Office to Commercial follows the Future Land Use Plan and is consistent with adjacent use and growth patterns of the area. The proposed zoning to CG(D) and use change to Commercial will match the current development of the adjacent parcels and allow growth patterns of the area to continue as identified.