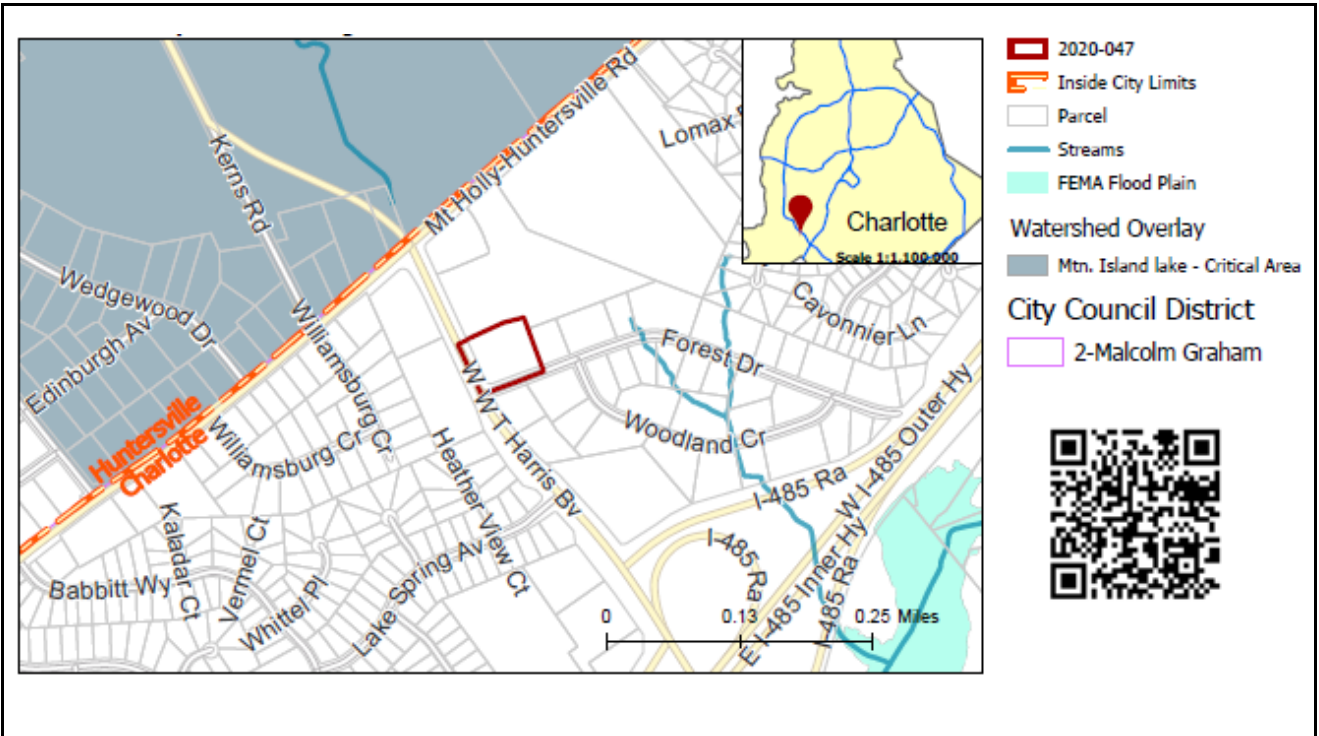


REQUEST

Current Zoning: CC (commercial center)
Proposed Zoning: CC SPA (commercial center, site plan amendment)

LOCATION

Approximately 1.72 acres located on the eastern side of W. T. Harris Boulevard, north of Forest Drive, and south of Mount Holly-Huntersville Road.



SUMMARY OF PETITION

The petition proposes to allow up to 10,000-square feet of retail, EDEE (Eating, Drinking, Entertainment Establishment), personal services, and office uses. An EDEE with drive-through window facility would be limited to 3,000-square feet. It is an undeveloped outparcel of Pecan Ridge Shopping Center.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Pecan Ridge of Charlotte, LLC
Pecan Ridge of Charlotte, LLC
Jeff Brown, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Northlake Area Plan's* (2008) for retail use.

Rationale for Recommendation

- The subject site is located on West W.T. Harris Boulevard and Forest Drive, a primarily residential street. The petition proposes one building up to 10,000 square feet to be used for retail,

restaurant, personal service, or office use. The petition also proposes up to one drive-through on the site.

- The site is adjacent to retail uses on the corner of Mt. Holly-Huntersville Road and West W.T. Harris Boulevard, and also adjacent to residential uses on West W.T. Harris Boulevard and Forest Drive. The *Northlake Area Plan* (2008) calls for the small commercial part of this residential area to contain "neighborhood serving retail."
- This petition's proposal commits to a 42-foot buffer along Forest Drive. 32-feet of this buffer will be undisturbed and will include the preservation of trees of four-inch (4") caliper or greater to support visual screening along Forest Drive. In areas where the existing tree canopy is materially absent, trees of three-inch (3") caliper or greater shall be installed to supplement the existing tree canopy. The remaining 10-feet of the disturbed buffer will include shrubs planted to support visual screening. In addition to the buffer a 6-foot tall opaque fence will be installed along the internal edge of the buffer.
- The petition site plan encourages pedestrian activity by including a 12-foot multi-use path along West W.T. Harris Drive and a 6-foot sidewalk along Forest Drive, as well as a 5-foot internal sidewalk leading to the entrance of the establishment.

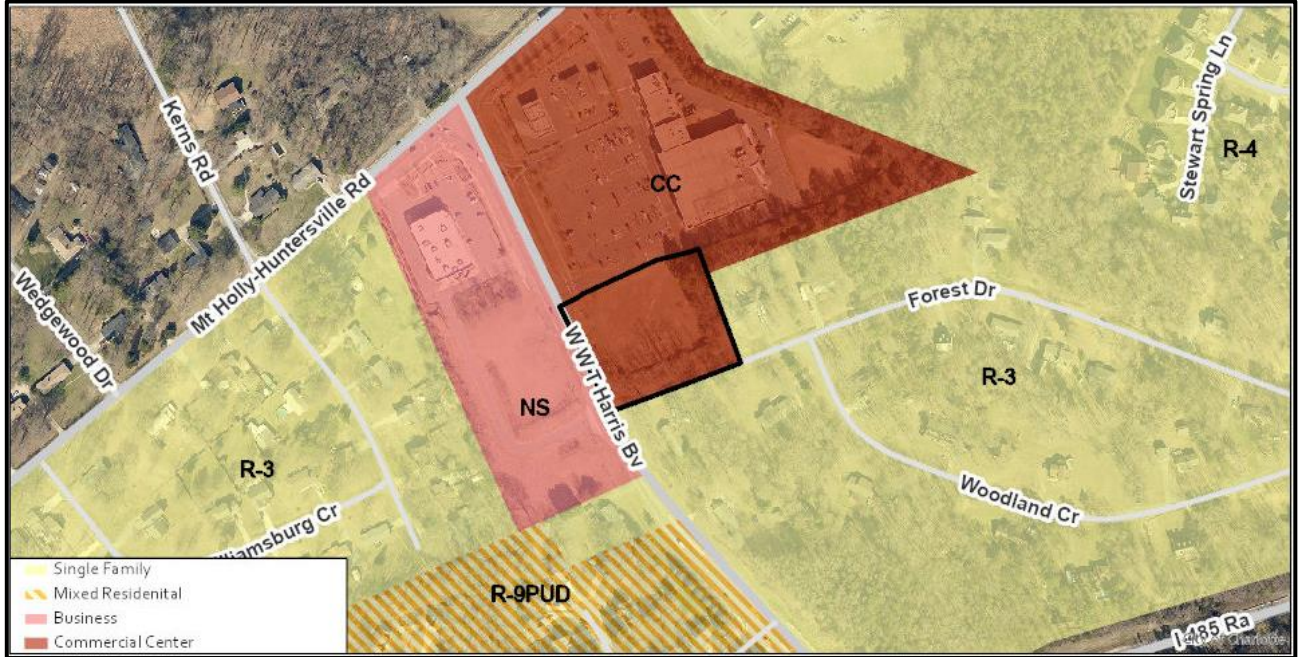
PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Allows up to a 3,000-square foot EDEE (Eating, Drinking, Entertainment Establishment) with drive-through window facility.
- Limits the number of principle buildings on the site to one.
- Maintains the prohibition on automotive service stations with or without a convenience store.
- Maintains the existing undisturbed buffers.
- Prohibits the service side of building to be oriented towards West W.T. Harris Boulevard.
- Provides a 35-foot setback along W.T. Harris Boulevard and a 40-foot setback along Forest Drive.
- Provides an 8-foot planting strip and 12-foot wide multi-use path along West W.T. Harris Boulevard.
- Provides an 8-foot planting strip and 6-foot wide sidewalk along Forest Drive.
- Provides a sidewalk network that links the proposed building on the Site to the sidewalk along each of the abutting public streets.
- Building materials will be a combination of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding, stucco, EIFS, decorative block, architectural metal panels and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings.

• Existing Zoning and Land Use



The site was an outparcel of rezoning petition 1998-014C changing the zoning from R-3 to CC. The site plan for the outparcel calls for low intensity retail development and prohibits a gas station. The surrounding land uses include single-family residential and retail uses.



The subject property (denoted by red star) is vacant.



The property to the south along Forest Drive is developed with single family homes.



The property to the east along Forest drive is developed with single family homes.

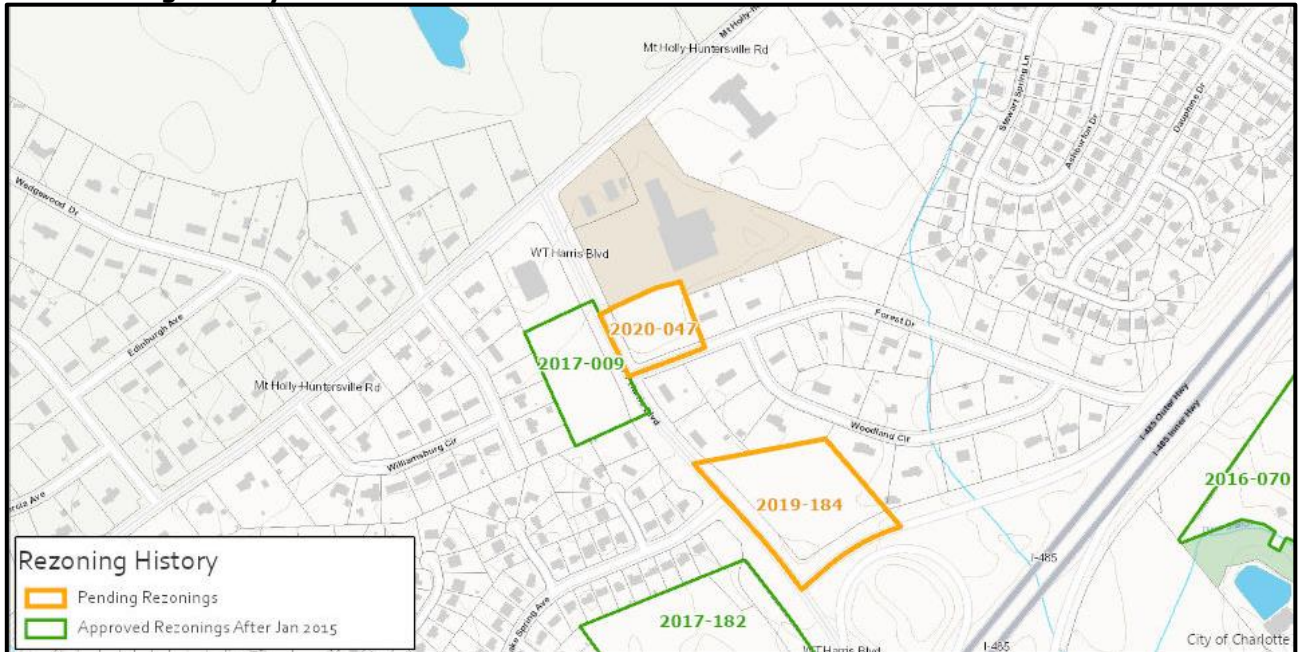


The property to the west along West W.T. Harris Boulevard is currently vacant but was rezoned in 2017 to allow up to 75 age restricted multi-family units.



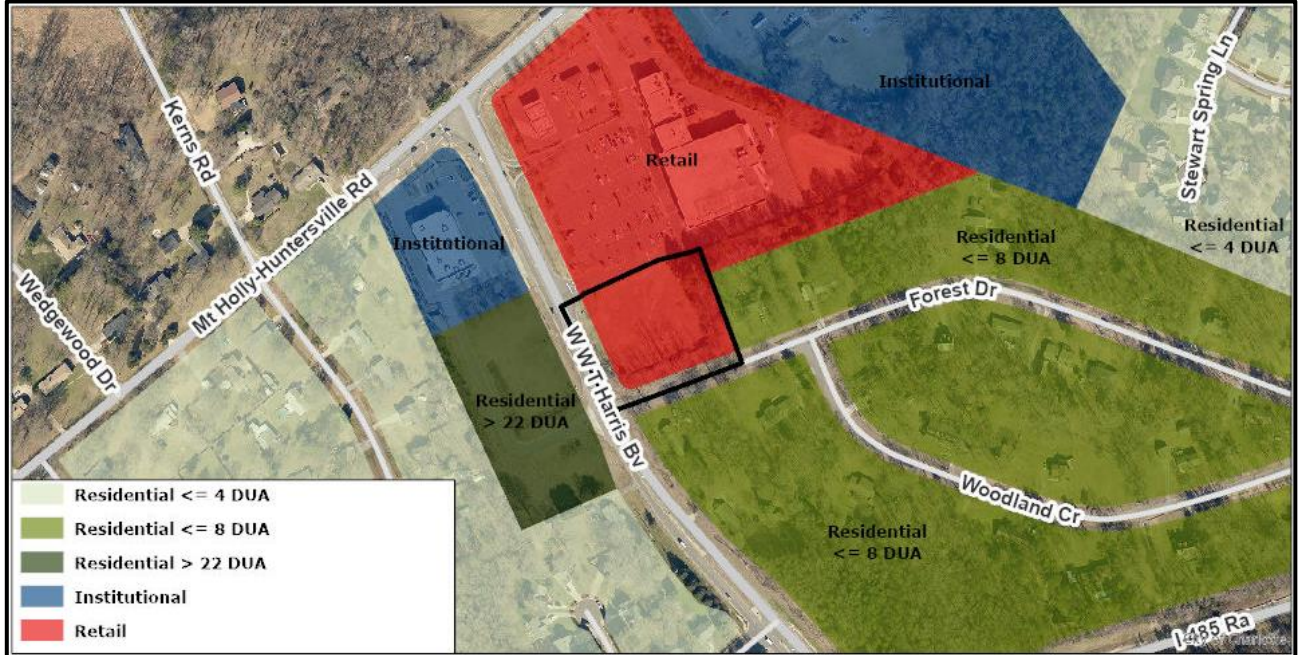
The property to the north along West W.T. Harris Boulevard is developed with a shopping center.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-070	Rezoned 17.52 acres to allow up to 300 multi-family units.	Approved
2017-009	Rezoned 2.97 acres to allow up to 75 age restricted multi-family units in a single building.	Approved
2017-182	Rezoned 11.96 acres to allow development of a QuikTrip gas station and other commercial uses including EDEE's, retail, offices, medical offices, indoor pet services, personal services, financial institutions and climate controlled self-storage.	Approved
2019-184	Proposes to rezone 4.2 acres to allow 71 age restricted multi-family units in a single building.	Pending

- **Public Plans and Policies**



- The *Northlake Area Plan (2008)* calls for retail uses on this site.
- **TRANSPORTATION SUMMARY**
 - The site is located on a major thoroughfare road. The petitioner should revise the site plan to meet the ordinance requirements of curb and gutter, sidewalk and bicycle facilities to meet Charlotte WALKS and Charlotte BIKES City policies along W.T. Harris Boulevard and Forest Drive. In addition, the petitioner should commit to the remaining outstanding issues to accommodate the additional proposed traffic in the transportation network.
 - **Active Projects:**
 - There are no active projects within the immediate vicinity.
 - **Transportation Considerations**
 - See Outstanding Issues, Notes 1-7 Addressed
 - **Vehicle Trip Generation:**

Current Zoning:
Existing Use: 0 trips per day (based on vacant land).
Entitlement: Too many uses to determine.

Proposed Zoning: 1,415 trips per day (based on 3,000-square foot fast food restaurant with a drive-through.).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
 - **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Forrest Road. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Forrest Road. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See Outstanding Issues, Note 8 Addressed

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

OUTSTANDING ISSUES

Transportation

1. ~~Per Chapter 19 of the City Code, the future location of curb and gutter should be placed to provide a right turn lane from the future edge of pavement that will be constructed within the recently approved land development Accela Project: LDC 2018-00176—QuikTrip 1087. The roadway plans along this petition's frontage start on sheet PMP 7 of the approved roadway improvement plans. The right turn lane should be reconstructed, from the QT widening edge of pavement to fulfill the Northlake Area Plan's cross section. Rescinded by CDOT~~
2. ~~The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road. Addressed~~
3. ~~Revise note 3.E accordingly to encumber a 12-foot MUP (Charlotte BIKES) and a 20-foot planting strip relative to the Northlake Area Plan's cross section. Addressed~~
4. ~~The petitioner should revise the site plan and conditional note(s) to commit to dedicate right-of-way from the W.T. Harris Boulevard centerline, to accommodate the Northlake Area Plan "Boulevard" cross section as shown. The site plan should label and dimension the right of way from the road centerline. Addressed~~
5. ~~Per NCDOT, the petitioner should revise the site plan and conditional note(s) to provide a right turn lane from the future edge of pavement that will be constructed within the recently approved land development Accela Project: LDC 2018-00176—QuikTrip 1087. Rescinded by CDOT~~
6. ~~Note 3.G—Dedication of right of way is not contingent on a potential delay future road improvement project, please change the language accordingly. Addressed~~
7. ~~The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes. Addressed~~

Environment

8. ~~Revise Note 6a to read exactly as follows: The Site shall comply with the Charlotte City Council approved and adopted Post-Construction Stormwater Ordinance. The Site shall not be eligible for any exemptions referenced in Section 18-105 of the Post-Construction Stormwater Ordinance. The petitioner shall analyze the adequacy of the existing storm water conveyance from the site to the Forest Drive public right of way. If the existing storm water conveyance is found to be inadequate, the Petitioner shall make a good faith effort to improve the storm water conveyance or mitigate the storm water discharge. Addressed~~

Land Use

9. ~~Remove the EDEE with a drive through window facility as a permitted use. Rescinded by staff~~

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225