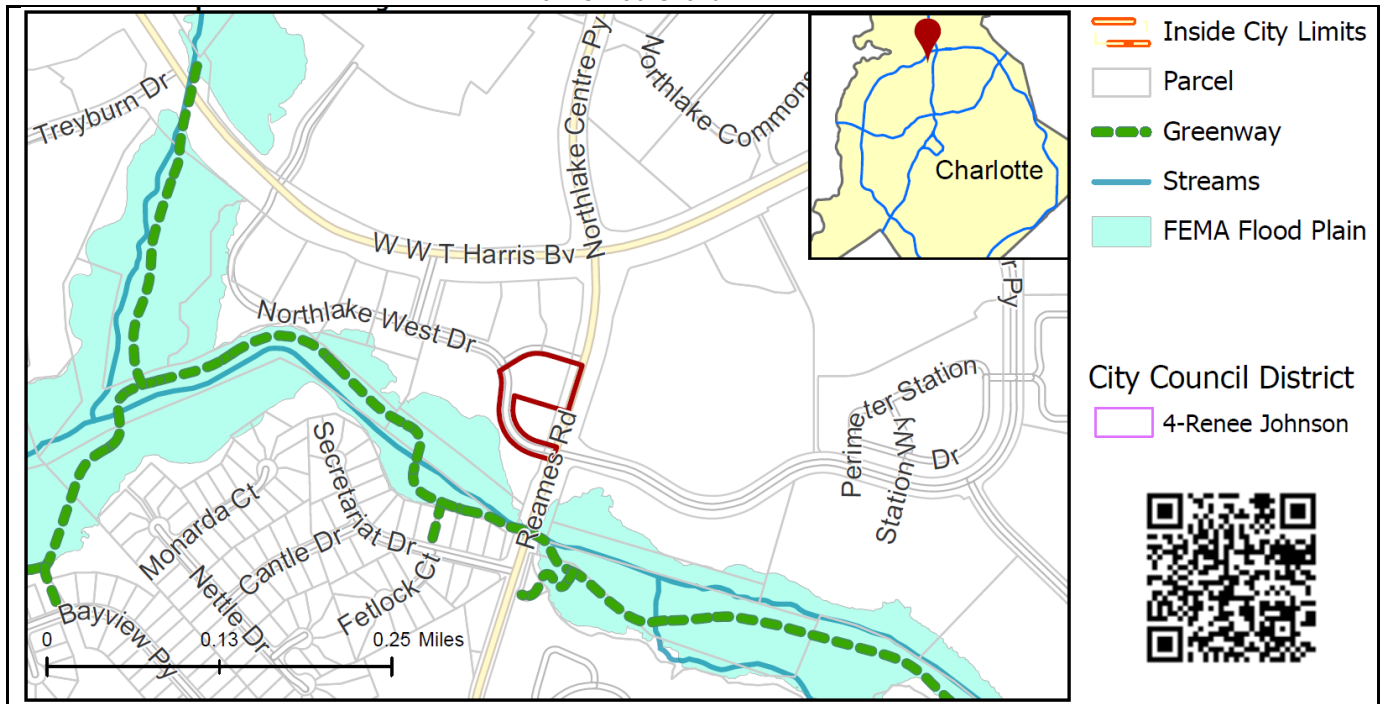


REQUEST

Current Zoning: B-2(CD) (general business, conditional)
Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

LOCATION

Approximately 1.263 acres located on the north and south side of Northlake Creek Drive, west side of Reames Road, and south side of West W.T. Harris Boulevard.



SUMMARY OF PETITION

The petition proposes to amend an existing approved rezoning site plan to allow for the development of EDEE and commercial uses with accessory drive-through lanes on an out parcel within an existing shopping center.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Northlake West Real Estate Investors, LLC
Gustafson Partners Commercial Real Estate
Keith MacVean, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for the Regional Activity Center Place Type.

Rationale for Recommendation

- While the petition is inconsistent with the *2040 Policy Map* recommendation for the Regional Activity Center Place Type the design and layout of the site better aligns to the recommended place type than the existing development within the shopping center.
- The proposed development on this site complies with the prescribed conditions for accessory drive-through uses in an Activity Center under the UDO by placing the principal structure along the street with a shallow

setback and placing the drive-through lane and associated facilities such as such as pickup windows and order speakers to the side and rear of the building.

- However, the site does not meet the prescribed condition of having been developed with a drive-through use prior to the adoption of the UDO. But the proposed zoning is a legacy district, B-2(CD) SPA, and does comply with the standards of the Zoning Ordinance.
- The site continues the predominate pattern of the low-rise, auto orientated, commercial development that makes up the area.
- The site is within a ¼-mile walking distance of the existing Long Creek Greenway which enhances pedestrian access to this site and other commercial development from surrounding residential areas.
- The site is located along a branch line of the CATS number 7 local bus.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 4: Trail & Transit Oriented Development

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Regional Activity Center Place Type to the Commercial Place Type for the site.

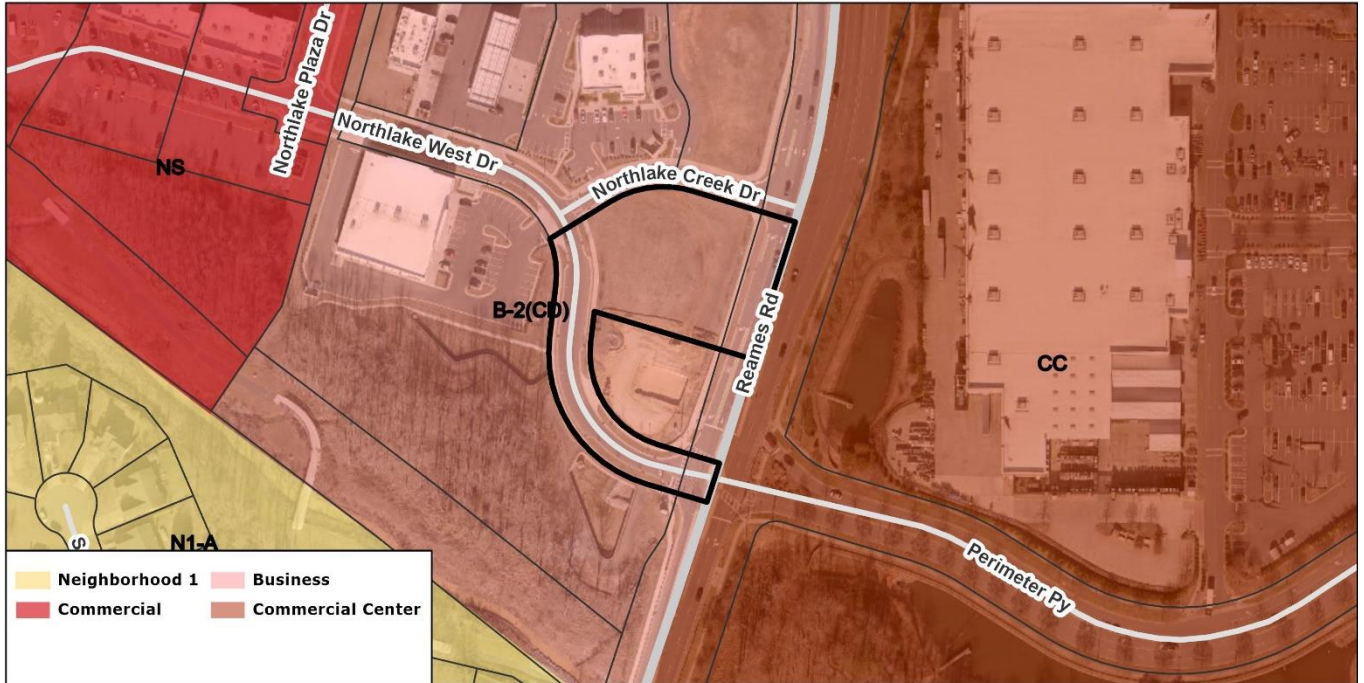
PLANNING STAFF REVIEW

• Proposed Request Details

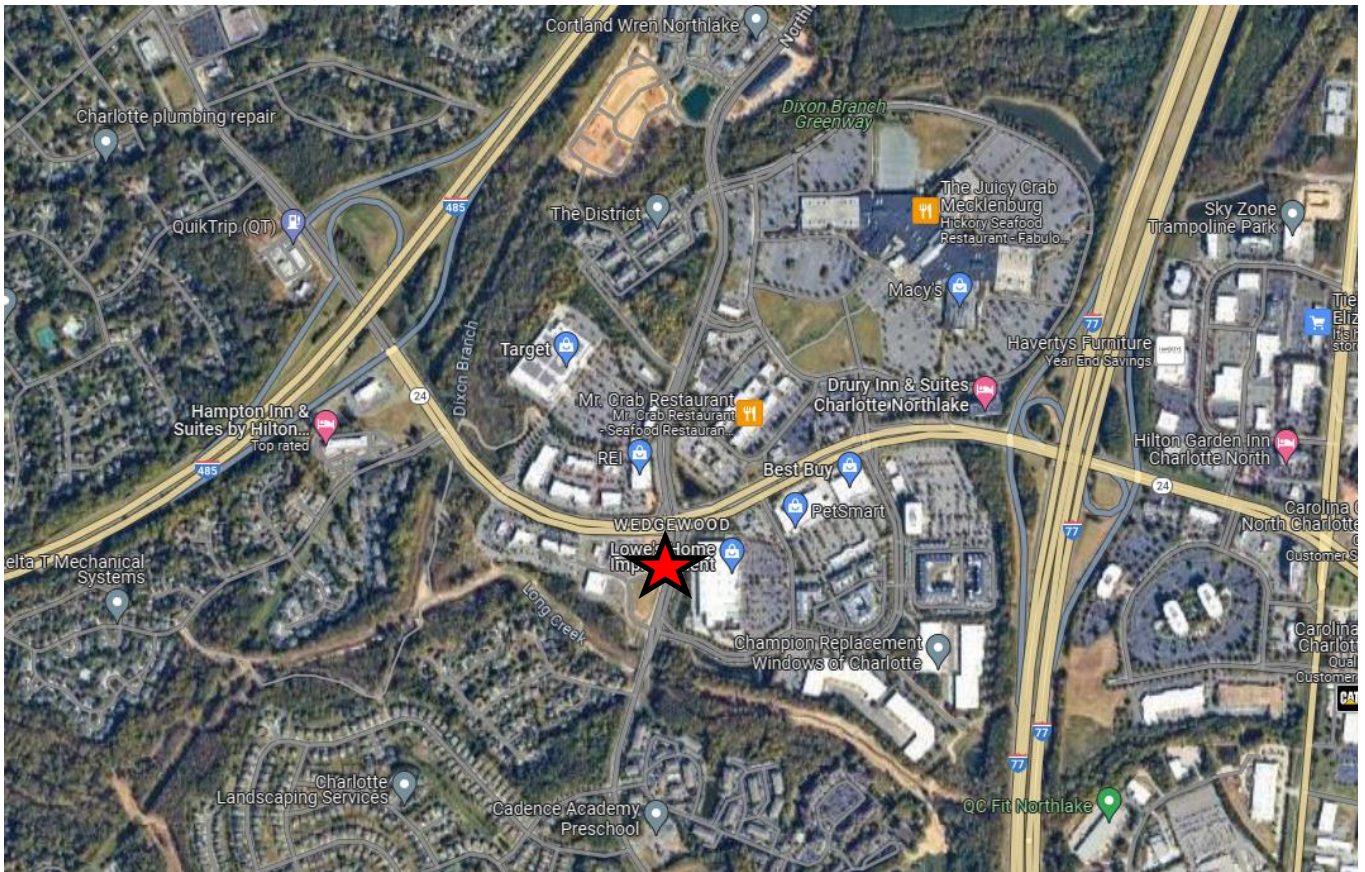
The site plan accompanying this petition contains the following provisions:

- Allows for the following uses:
 - Retail, general and medical offices, personal services, EDEE Type I/II with and without accessory drive-through windows, financial institutions with and without accessory drive-throughs, other permitted principal and accessory uses in the B-2 zoning district.
- Prohibits the following uses:
 - Outdoor entertainment, automotive service stations, automotive sales and repair, contractor offices with accessory storage, residential dwellings of any type, equipment rental, adult establishments, pest control, as well as industrial uses such as warehousing, manufacturing, assembly, wholesale, storage, engraving.
- The number of principal buildings shall not exceed 1.
- The site allows for up to 4,300 square feet of EDEE with accessory drive-through or up to 6,000 square feet other permitted uses.
- The following transportation improvements are proposed:
 - Access to the site is via Northlake Creek Drive.
 - The petitioner will dedicate any required right-of-way prior to the issuance for the first Certificate of Occupancy (CO).
 - All required transportation improvements will be completed prior to the issuance for the first Certificate of Occupancy (CO).
- The following architectural standards are proposed:
 - Building will be constructed for specified materials such as masonry, cementitious siding, glass, wood, or architectural metal panels.
 - The proposed building will utilize four-sided architecture limiting expansive blank facades.
 - The building placement and design will focus façade treatments facing public streets and will include operable doors and increased transparency requirements.
 - Blank walls will be limited and building elevations will be articulated.
- The following landscaping and streetscape improvements are proposed:
 - The setback along Reames Road will be a minimum of 20 feet as generally depicted on the site plan.
 - The petitioner will maintain the existing 8-foot sidewalk and 8-foot planting strip along Reames Road. The existing 8-foot sidewalk will be maintained along Northlake Creek Drive and 6-foot sidewalks will be constructed along both sides of other internal streets.
 - Evergreen landscaping will be used to screen the drive-through abutting Reames Road.
 - Parking areas will be screened with either a 3-foot wall or a 5-foot planting area.

- **Existing Zoning**



- The property is currently zoned B-2(CD) general commercial and is adjacent to the CC commercial center district to the north and east as well as the NS neighborhood services district to the west and the N1-A neighborhood 1 district to the south.



The site (indicated by red star above) is located on the north and south side of Northlake Creek Drive, west side of Reames Road, and south side of West W.T. Harris Boulevard. The site surrounded by primarily retail and other commercial uses to the north, east and west and is adjacent to single-family residential developments to the south.



View of the site looking northwest from the intersection of Reames Road and Northlake Creek Drive.



View of the Super Target located to the north across West WT Harris Boulevard. Retail is the predominate land use in this area.



View of the Lowe's located east of the site across Reames Road. This shopping center is indicative of the land use pattern found to the north, east, and west of the site.



View to the west of the site along West WT Harris Boulevard. Showing retail uses within the Northlake Plaza shopping center which the subject site is part of.



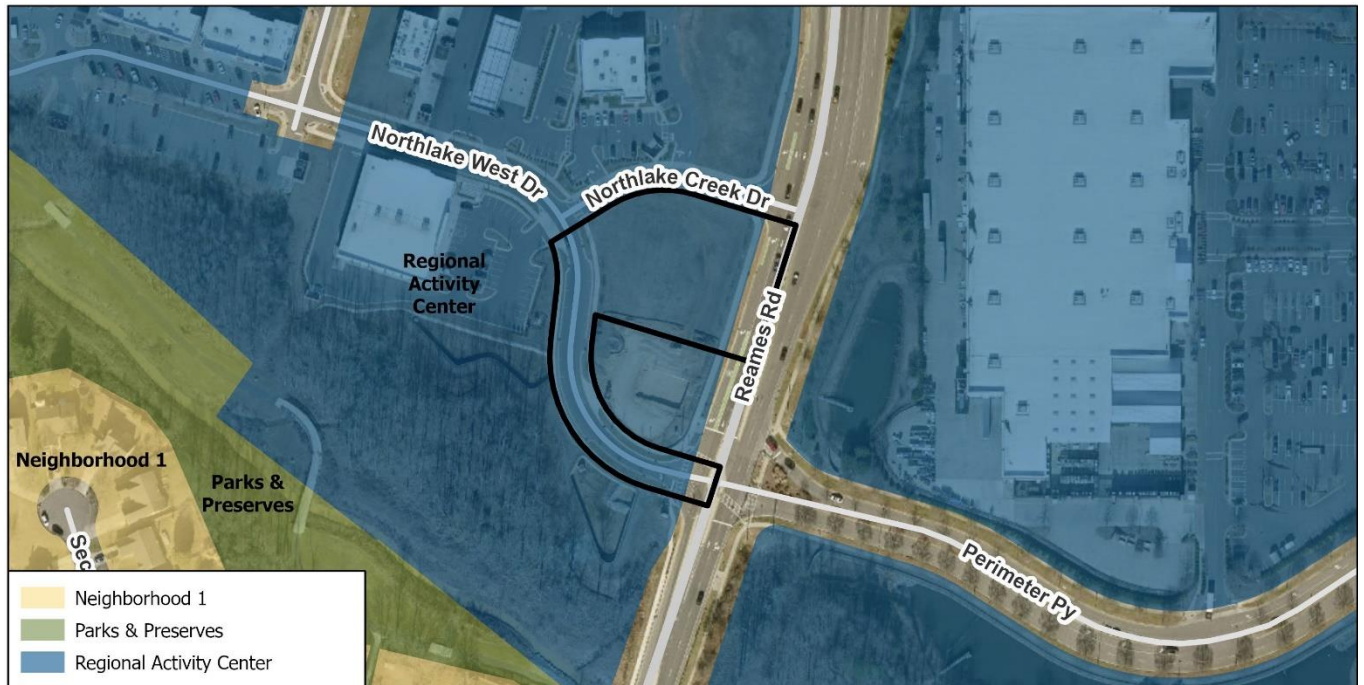
View of single-family dwelling developments along Secretariat Drive typical of the development pattern to the south of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-024	5.37 acres located at the northwest intersection of Reames Road and Prestbury Boulevard, south of West W.T. Harris Boulevard. From R-3 to R-8MF(CD).	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Regional Activity Center Place Type

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of W.T. Harris Boulevard, a State-maintained major throughfare, and Reames Road, a State-maintained major throughfare. A Traffic Impact Study (TIS) update is no longer required after review of previous approved Traffic Study and due to the site generating less trips than what was shown in the initial approved Traffic Study. Site plan and/or conditional note revisions are needed to commit to labeling and dimensioning the future curb and gutter. Site plan continues to commit to multi-use path on W.T. Harris and streetscape improvements, and related mitigations found through the approved Traffic Study.
- **Active Projects:**
 - N/A
- **Transportation Considerations**
 - See Outstanding Issues, Note 1-2.
- **Vehicle Trip Generation:**
 - Current Zoning: B-2(CD)
 - Existing Use: 0 trips per day (based on vacant parcel).
 - Entitlement: 2,555 trips per day (based on 19,959 sq.ft of retail and 5,400 sq.ft. bank with drive-through).
 - Proposed Zoning: 2,010 trips per day (based on fast food with drive-through).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Reames Rd and an existing 16-inch water transmission main located along W WT Harris Blvd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Perimeter Pkwy. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** See advisory comments at www.rezoning.org

OUTSTANDING ISSUES

Transportation

- ~~1. W T Harris Blvd: Location of future back of curb and gutter to be 44 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of 6+ Boulevard, Shared Use Path. **Addressed**~~
- ~~2. Reames Road: Location of future back of curb and gutter to be moved to 38 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of 4+ Avenue, Buffered/Separated Bike Lanes. **Addressed**~~

Site and Building Design

- ~~3. The proposed site plan shows two principal structures on the site, while the conditional notes refer up to four proposed principal structures. The proposed number of structures shown on the site plan and noted in the conditions must match. **Addressed**~~
- ~~4. Staff recommends that the site plan be revised to incorporate design elements that would increase the consistency of site with the design requirements of the Regional Activity Center Place Type such as relocating the drive through lanes so that they are not located between the buildings and the street. **Addressed**~~

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Maxx Oliver 704-336-3818