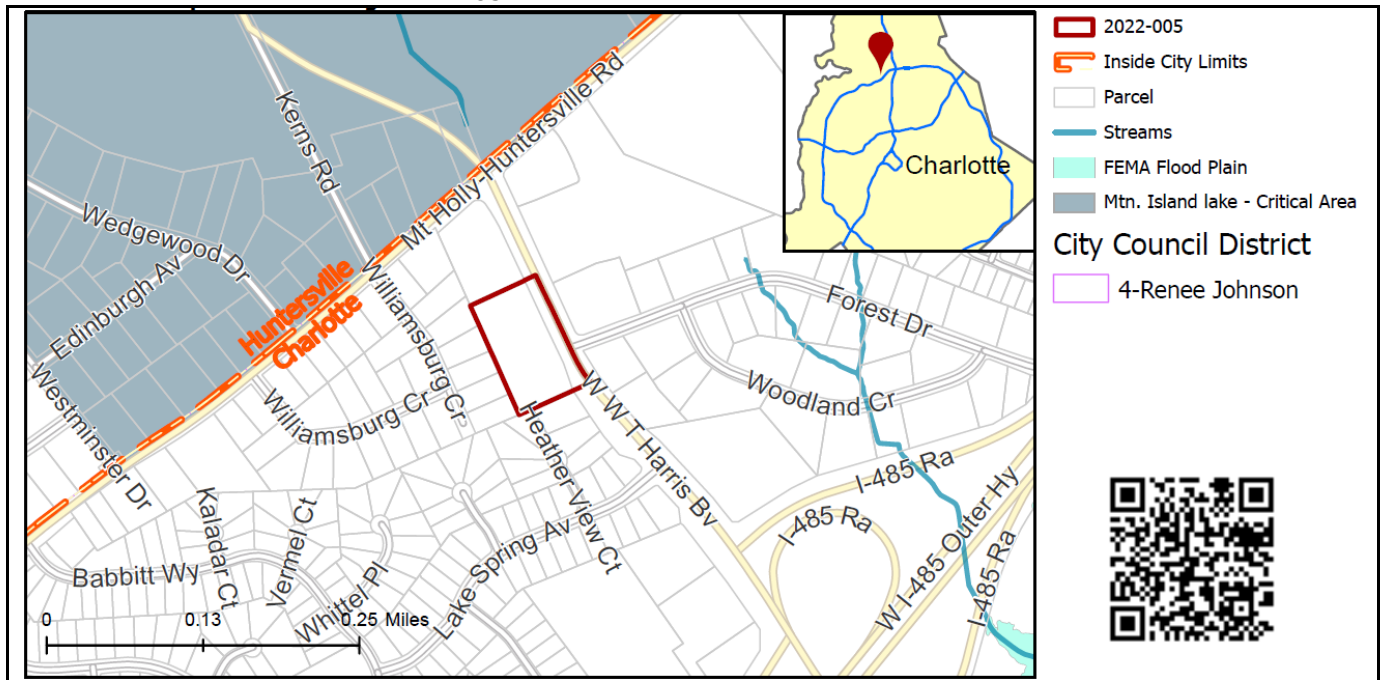


REQUEST

Current Zoning: NS (neighborhood services)
Proposed Zoning: NS SPA (neighborhood services, site plan amendment)

LOCATION

Approximately 2.97 acres located on the west side of West W.T. Harris Boulevard, south of Mt. Holly-Huntersville Road, and north of Interstate 485.



SUMMARY OF PETITION

The petition proposes a site plan amendment to the previously approved NS conditional plans on a parcel that is currently vacant.

PROPERTY OWNER

Northlake Southstar, LLC and Tribek Properties, Inc.

PETITIONER

Tribek Properties, Inc.

AGENT/REPRESENTATIVE

John Carmichael, Robinson, Bradshaw & Hinson, P.A.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Commercial.

Rationale for Recommendation

- The site is located in a node of commercial development among single family neighborhoods along Mt. Holly-Huntersville Road and West W.T. Harris Boulevard. This area has close proximity to I-485 and the petition would allow for uses that are compatible with the surrounding retail development as well as the adopted Commercial Place Type for the area.
- The proposal is mindful of the adjacent single family homes and commits to a 45-foot landscape area along the southern and western boundaries which will include plantings to a Class B Buffer standard as well as a 6-foot wooden screening fence.

- The scale of any structures on the subject site would align with heights allowed in the neighboring single family zoned areas and also conforms to the height built out in the adjacent commercial structures.
- There is a lack of existing pedestrian infrastructure on the site which this petition proposes to address through the installation of a 12-foot multi-use path and 8-foot planting strip along the site's frontage on West W.T. Harris Boulevard.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

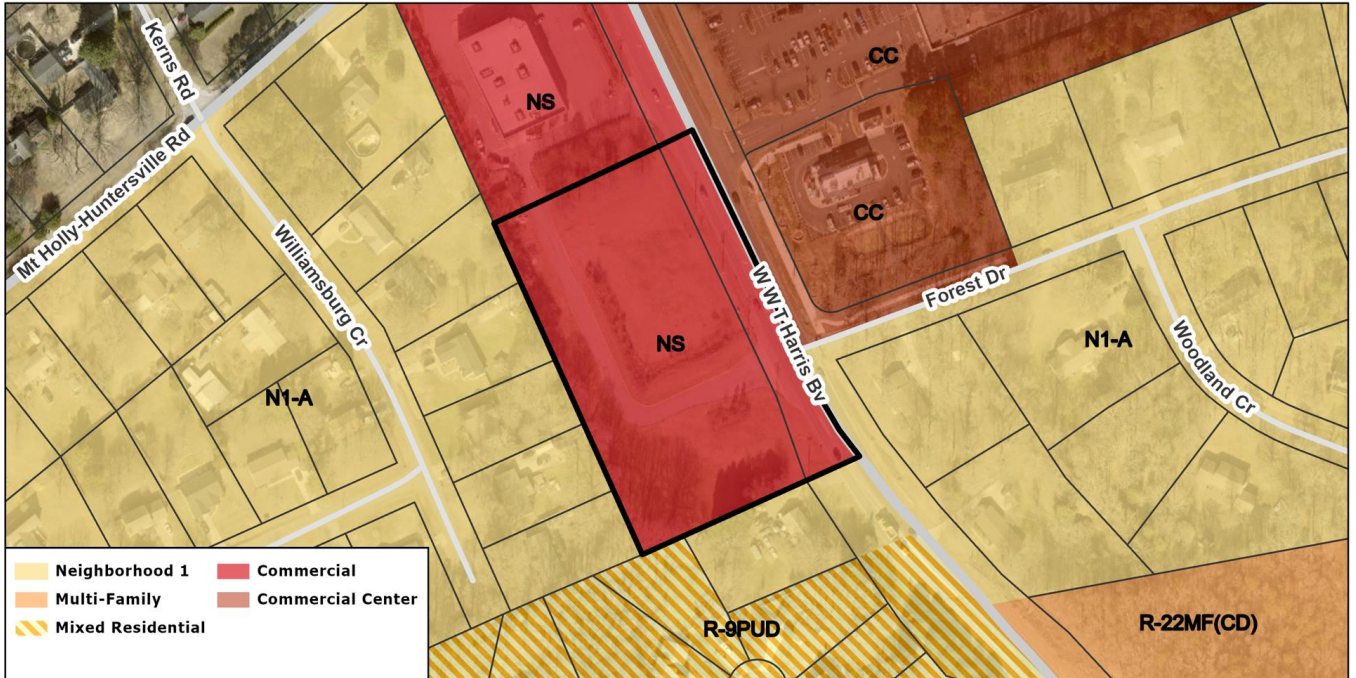
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan amendment contains the following changes:

- The previously approved conditional plan for the site was for 75 age-restricted apartment units. This site plan amendment proposes to allow up to 20,000 gross square feet of all uses permitted by-right and under prescribed conditions in the NS district with the exception of the following prohibited uses:
 - Animal crematoriums
 - Bus and train terminals
 - Cemeteries
 - Construction and demolition landfills
 - Dwellings, detached, duplex, triplex or quadplex
 - Dwellings, multi-family and attached dup to 12 units in a building
 - Planned multi-family and attached development
 - Jails and prisons
 - Land clearing and inert debris landfills
- A maximum of one use on the site may have accessory drive-through service lanes/windows with a total maximum of two drive-through lanes.
- Access to the site is provided via West W.T. Harris Boulevard and from an existing private drive on the site connected to the adjacent parcel, 025-151-03.
- Commits to install a southbound right turn lane on West W.T. Harris Boulevard at the proposed vehicular access point into the site from West W.T. Harris Boulevard.
- Commits to install an 8' planting strip and 12' multi-use path along the site's frontage on West W.T. Harris Boulevard.
- Establishes a minimum landscape area along the western and southern boundary lines that is 45' in width and planted to Class B buffer standards. Commits to install a minimum 6' wooden screening fence within the landscape area.
- Freestanding lighting fixtures will be a maximum height of 21'.
- Provides architectural details:
 - Minimum building height of 22' and a maximum building height of 40'.
 - Building placement and design will focus on enhancing the pedestrian environment.
 - Drive-through lanes and windows may be located on a street façade of a building; however, in such an event, the windows and lanes will be screened from West W.T. Harris Boulevard by a two to three foot-tall masonry wall and/or shrubs.
 - Provides details related to minimum transparency requirements, masonry materials, and blank wall expanse limitations.

• **Existing Zoning**



- The site is currently zoned NS and is in an area with N1-A, R-9PUD, CC, and R-22MF(CD) zoning.



- The subject site is denoted with a red star and is currently vacant. It is in an area with commercial and single family residential development.



- North of the site is a Dollar General store.



- East of the site is a Popeyes restaurant.

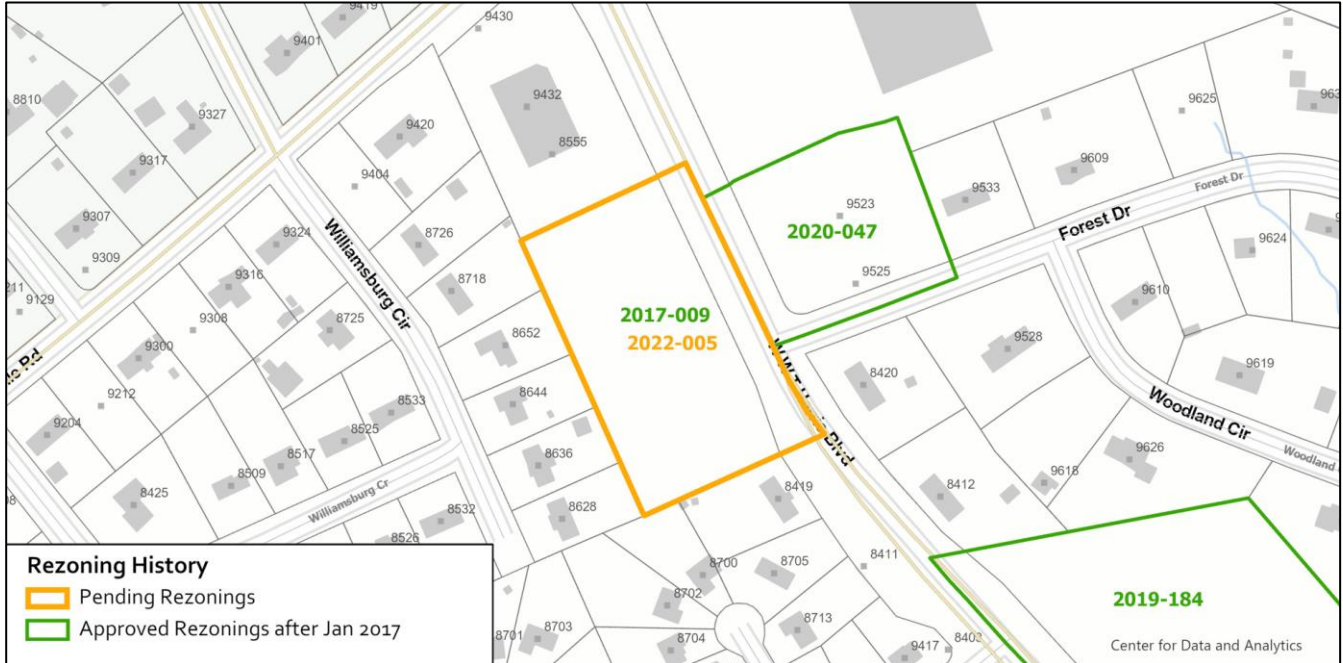


- South of the site are single family residential units.



- West of the site are single family residential units.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2017-009	Rezoned 2.97 acres from NS to NS SPA.	Approved
2019-184	Rezoned 4.2 acres from R-3 to R-17MF(CD).	Approved
2020-047	Rezoned 1.72 acres from CC to CC SPA.	Approved

Public Plans and Policies



- The 2040 Policy Map (2022) calls for the Commercial Place Type.

TRANSPORTATION SUMMARY

- The site is located adjacent to W T Harris Boulevard, a state-maintained major thoroughfare near Forest Drive, a city-maintained local road. A Traffic Impact Study (TIS) is not needed for this site. Site plan commits to ordinance to installing curb and gutter and a 12-foot multi-use path along W T Harris Boulevard, reconstructing the existing site access drive to meet CLDSM or applicable NCDOT standard, and dedicating a minimum of 50-feet of ROW dimensioned from the centerline of W T Harris Boulevard. There are no further outstanding transportation items.

- **Active Projects:**
 - There are no active projects near the site.
- **Transportation Considerations**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (the site is vacant).
 - Entitlement: 245 trips per day (based on 75 independent living apartment units).
 - Proposed Zoning: 1,075 trips per day (based on 20,000 square feet of NS uses).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **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 16-inch water distribution main located along W WT Harris Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along the south of the parcel. 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 outstanding issues.
- **Urban Forestry / City Arborist:** No comments submitted.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: Holly Cramer (704) 353-1902