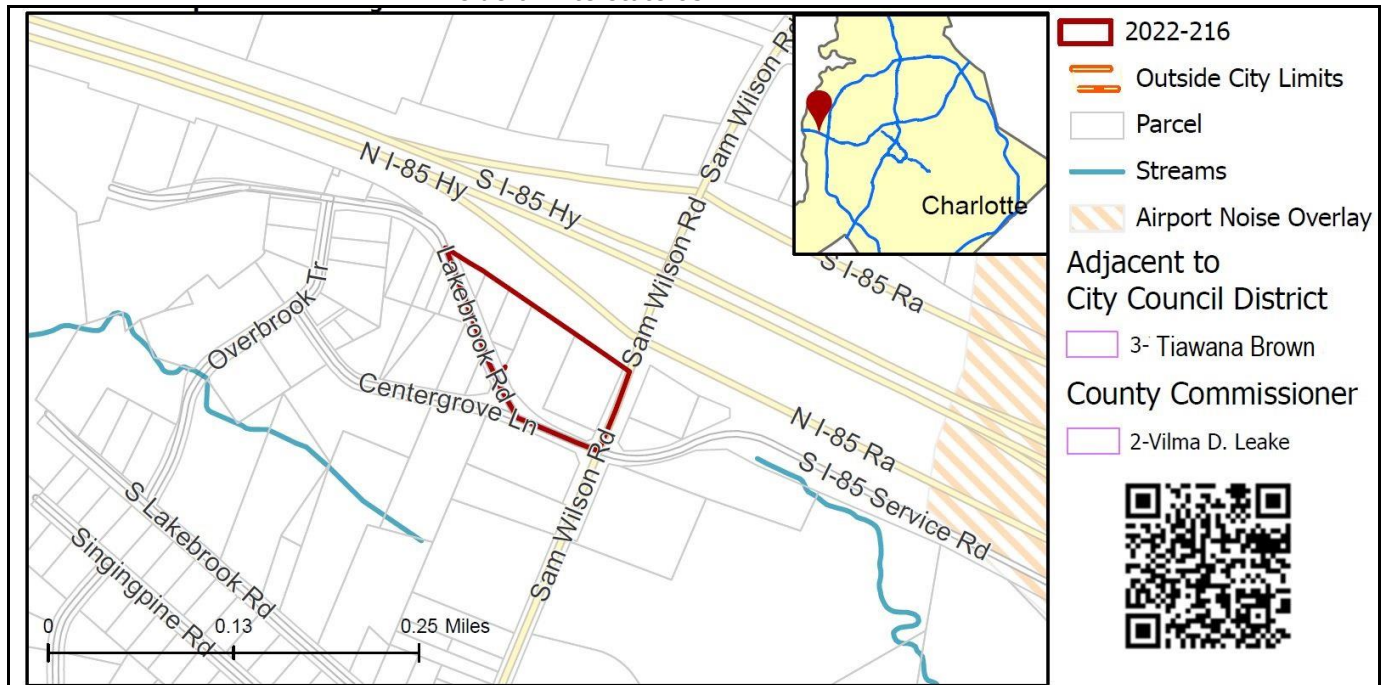


REQUEST

Current Zoning: N1-A (neighborhood 1-A), CG (general business)
Proposed Zoning: I-1(CD) (light industrial, conditional)

LOCATION

Approximately 3.55 acres bound by the east of side of Lakebrook Road, north side of Centergrove Lane, west side of Sam Wilson Road, and south side of Interstate 85.



SUMMARY OF PETITION

The petition proposes to allow the development of convenience store with gas and diesel fuel pumps along with accessory and incidental uses associated with the principal use. The site is currently undeveloped.

PROPERTY OWNER

QuikTrip Corporation

PETITIONER

QuikTrip Corporation

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 14

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type.

Rationale for Recommendation

- Most of the property is currently zoned for commercial development and was once the site of an automotive service station.
- The site is within an area designated by the *2040 Policy Map* for the Manufacturing and Logistics Place Type.
- The site is bound by I-85 to the north and is directly abutting the north bound off-ramp of I-85 and is located along an existing major thoroughfare.
- Automotive service stations and convenience store uses are permitted by-right in industrial districts under the Zoning Ordinance and conditionally

with prescribed conditions in commercial districts under the Unified Development Ordinance. The proposed site plan and conditional notes limit the allowed uses and prescribe conditions to mitigate the impacts of these uses on adjacent properties.

- The Manufacturing and Logistics Place Type calls for service and retail developments to support workers in the area and calls for streets and sites to prioritize access for motor vehicles while still serving other travel modes.
- The site plan proposes streetscape and pedestrian access improvements such as a 12-foot multi-use path along the Sam Wilson Road frontage and sidewalks and planting stipes along the other street frontages with a direct pedestrian connection to the convenience store entrance.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

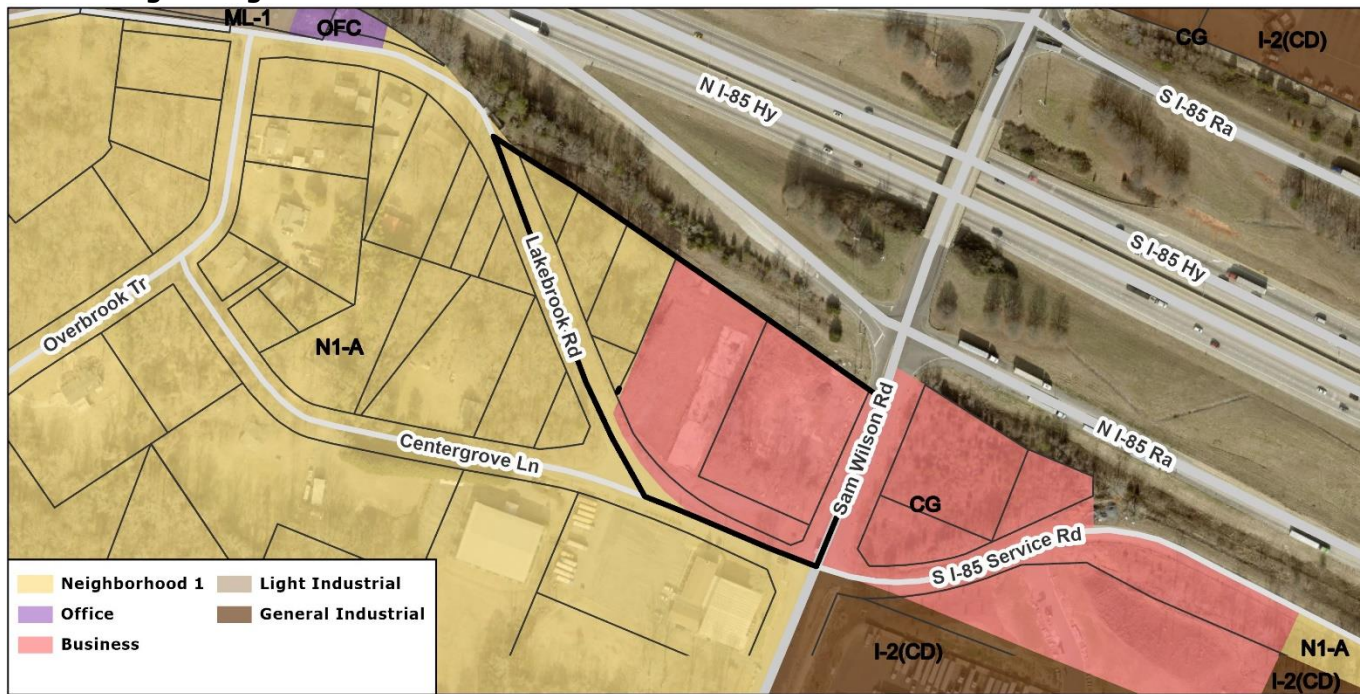
PLANNING STAFF REVIEW

• Proposed Request Details

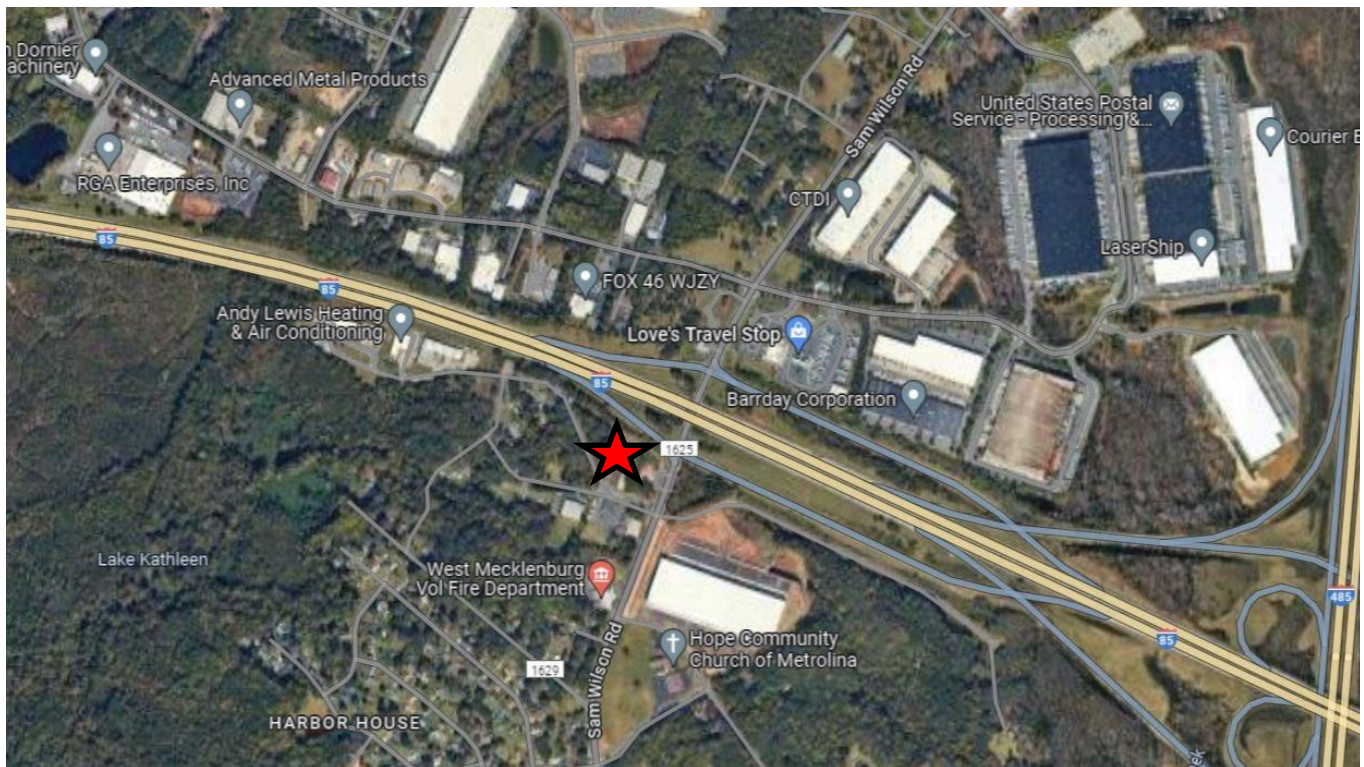
The site plan accompanying this petition contains the following provisions:

- Permits only the development of a convenience store, not to exceed 6,000 square feet, with gasoline and diesel fuel pumps as well as any incidental or accessory uses associated with the principal use and permitted in the I-1 zoning district such as an eating, drinking, and entertainment establishment (EDEE) and fuel sale kiosks.
- The number of diesel fuel bays located on the Site serving tractor trailer trucks shall be limited to four so that a maximum of four tractor trailer trucks may receive diesel fuel at one time.
- The plan specifically prohibits the following uses and activities:
 - Parking for tractor trailer trucks and trailers, overnight parking of vehicles, truck washes, shower facilities, truck stops, drive-throughs, car washes, and industrial uses.
- The following transportation improvements are proposed:
 - Construct a 12-foot multi-use path and 8-foot planting stipe along Sam Wilson Road and a 6-foot sidewalk and 8-foot planting stipe along the site's frontage on Centergrove Road and Lakebrook Road. Sidewalks shall be located outside of the street right-of-way.
 - Internal sidewalk connection shall be provided as generally depicted on the site plan.
 - Internal drives shall be developed as generally depicted on the site plan.
 - Required rights-of-way dedication shall be conveyed to NCDOT or CDOT prior to the issuance of the first certificate of occupancy (CO).
 - The petitioner will provide a permanent sidewalk easement extending a minimum of two feet behind the sidewalk where feasible.
 - The petitioner commits to substantial competition of on-site and off-site roadway improvements as listed under General Provisions D.10 of the conditional rezoning plan prior to the issuance of the first (CO).
- The following architectural standards are proposed:
 - Limits the maximum building height to 25 feet.
 - The building design and materials will match the schematic renderings included with the conditional rezoning plans.

- Existing Zoning



- The property is currently zoned CG along the Sam Wilson Road Frontage and N1-A at the back of the site along Lakebrook Road and is adjacent to properties zoned Neighborhood 1 to the south and west, Commercial across Sam Wilson Road, and Industrial to the southeast across Sam Wilson Road.



The site (indicated by red star above) is bound by the east of side of Lakebrook Road, north side of Centergrove Lane, west side of Sam Wilson Road, and south side of Interstate 85. The site adjacent to institutional, industrial, and single-family developments.



View of the site looking southwest from the intersection of Sam Wilson Road and the I-85 northbound off ramp. The property is currently undeveloped.



View of a church located to the south of the site across Centergrove Road at the intersection of Centergrove Road and Sam Wilson Road.



View of single-family houses located along Lakebrook Road west of the site.



View of an industrial development located at the end of Lakebrook Road west of the site.



View of an industrial development and the West Mecklenburg Volunteer Fire Department located along Sam Wilson Road south of the site.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-078	0.19 acres located at the northeast intersection of Overbrook Trail and Lakebrook Road and south of Interstate 85. To O-1 from R-3.	Approved
2019-027	20.50 acres located at the east side of the intersection of Sam Wilson Rd. and Laine Rd, south of I-85. To I-2(CD) from R-3.	Approved
2019-054	1.93 acres located on the north side of Lakebrook Rd, west of Sam Wilson Rd., south of I-85. To I-1 from I-1(CD).	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Manufacturing and Logistics Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located on the north side of Centergrove Lane, a State-maintained local street, west of Sam Wilson Road, a State-maintained minor thoroughfare. A Traffic Impact Study (TIS) is required for this site and was approved by CDOT on 11-27-2023. Site plan and/or conditional note revisions are needed including labeling and dimensioning right-of-way/curb and gutter elements from centerline.

- **Active Projects:**

- Project Square Grooves (RZP-2020-049) Private development located along Centergrove Lane

- **Transportation Considerations**

- See Outstanding Issues, Notes 1–6. 3 & 4

- **Vehicle Trip Generation:**

Current Zoning: N1-A and CG.

Existing Use: 390 trips per day based on 222,145 sq.ft. of warehousing use.

Entitlement: 835 trips per day based on 503,208 sq.ft. of warehousing use.

Proposed Zoning: I-1(CD). 1,430 trips per day based on 325,000 sq.ft. of warehousing use.

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 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 8-inch water distribution main located along N Lakebrook Rd and an existing 8-inch water distribution main located along Centergrove Ln. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest sewer gravity main is approximately 2300 feet south of the rezoning boundary along Air Park West Dr. 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

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- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
 - **Stormwater Services Land Development Engineering:** No outstanding issues.
 - **Storm Water Services:** No comments submitted.
 - **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. ~~Location of curb and gutter to be moved to 30 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of a 4+ avenue with a 12-foot multi-use path. Label and dimension curb and gutter 30 feet from roadway centerline on Sam Wilson.~~ **ADDRESSED**
2. ~~Revise site plan and conditional note(s) to commit to dedicate 35 feet of right of way from the road centerline on Sam Wilson Road. The site plan shall label and dimension the right of way from the road centerline. Label and dimension right of way from roadway centerline on Sam Wilson.~~ **ADDRESSED**
3. ~~Revise site plan to clearly show and label where existing right of way is and proposed right of way.~~ **ADDRESSED**
4. ~~Revise site plan and conditional note(s) to construct 8-foot planting strips and 6-foot sidewalks on Centergrove Lane and Lakebrook Road and a 12-foot multi-use path on Sam Wilson Road. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement. Add conditional note The entire facility must be outside of the right of way and within a public access easement. Add conditional note committing to construction and maintenance of the 6-foot sidewalk on Centergrove Lane and the 12-foot multi-use path on Sam Wilson Road. Add conditional committing to maintenance of 6-foot sidewalk on Centergrove Lane.~~ **ADDRESSED**

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