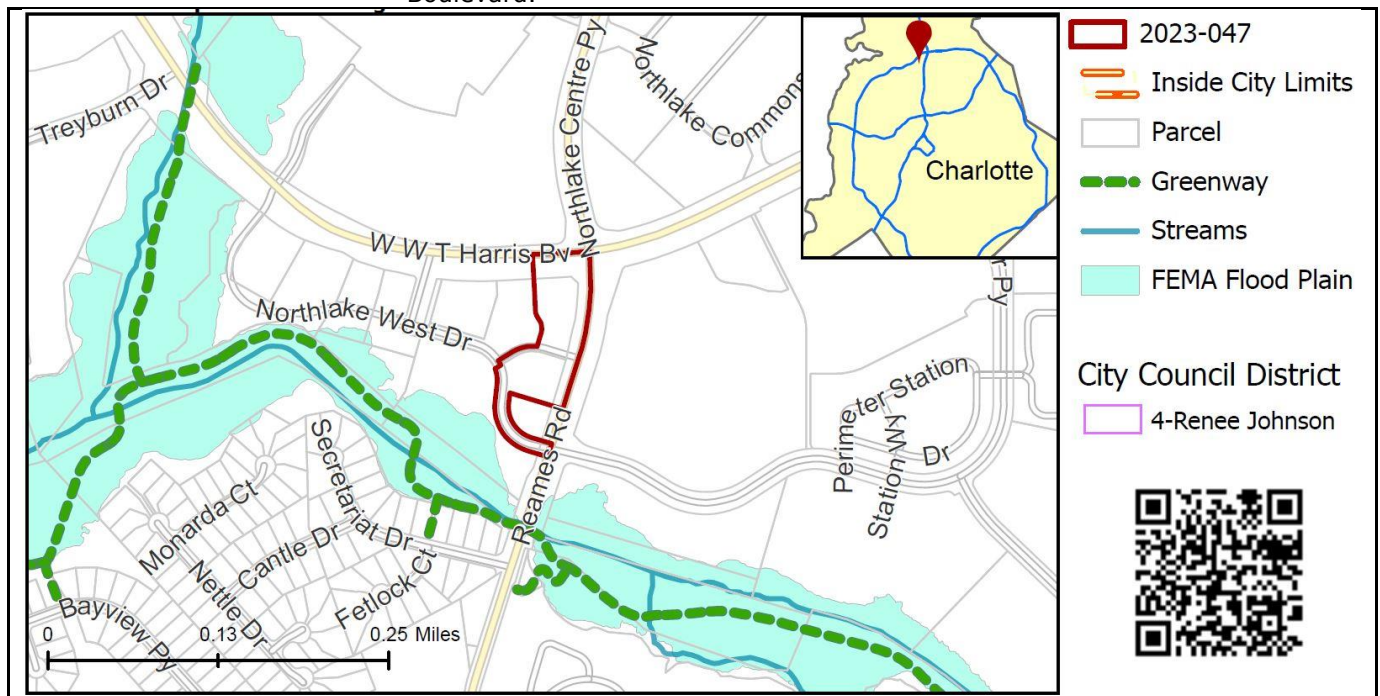


## REQUEST

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

## LOCATION

Approximately 2.25 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 two out parcels within an existing shopping center.

## PROPERTY OWNER

Northlake West Real Estate Investors, LLC

## PETITIONER

Gustafson Partners Commercial Real Estate

## AGENT/REPRESENTATIVE

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 does not recommend approval of this petition in its current form.

### Plan Consistency

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

### Rationale for Recommendation

- The petition is inappropriate and incompatible, in its current form, with the *2040 Policy Map* recommendation for the Regional Activity Center Place Type as the proposed development consists of single-use commercial structures with drive-through lanes, surrounded by surface parking.
- The proposed development on this site does not comply with several of the prescribed conditions for this use in an Activity Center due to placing the drive-through lanes between the building and the street, not placing

the facilities such as pickup windows and order speakers to the side or rear of the structure, and the proposed site not being developed with a drive-thru use prior to the adoption of the UDO.

- The site lacks convenient transit access with only one branch line of the CATS number 7 local bus serving the area at infrequent intervals.
- However, the site does continue 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 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.

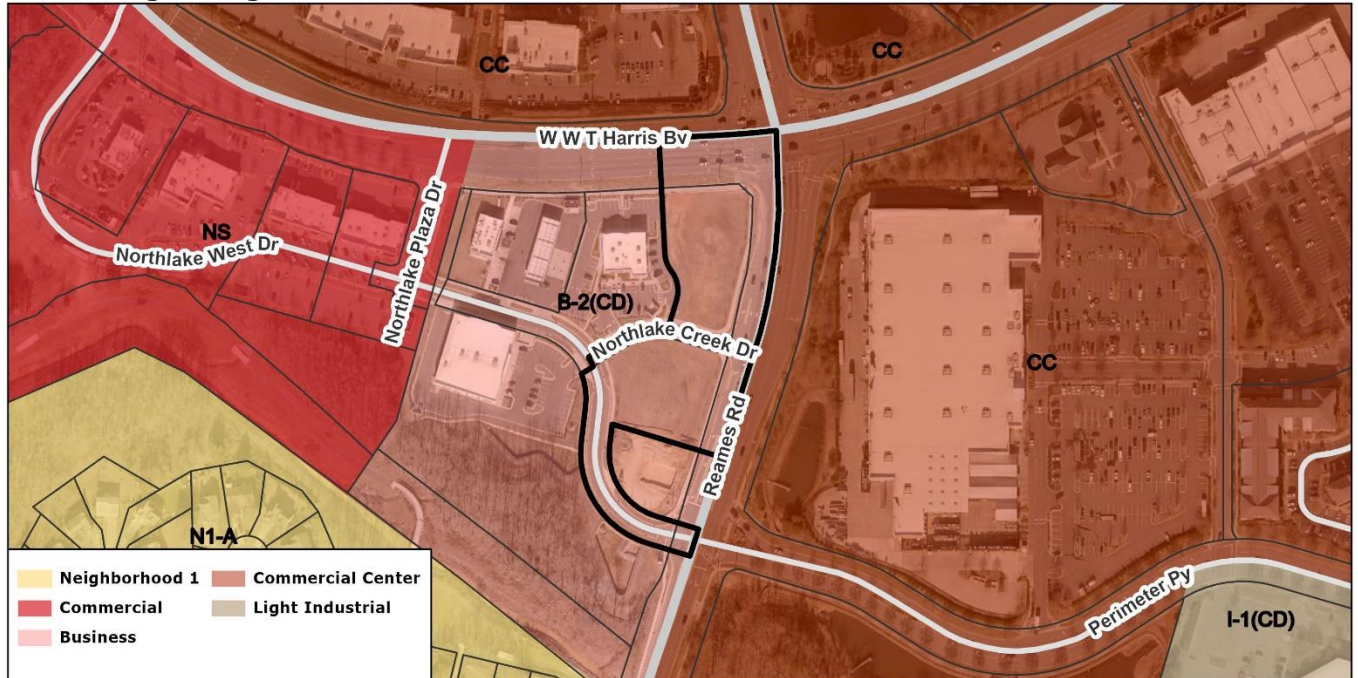
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

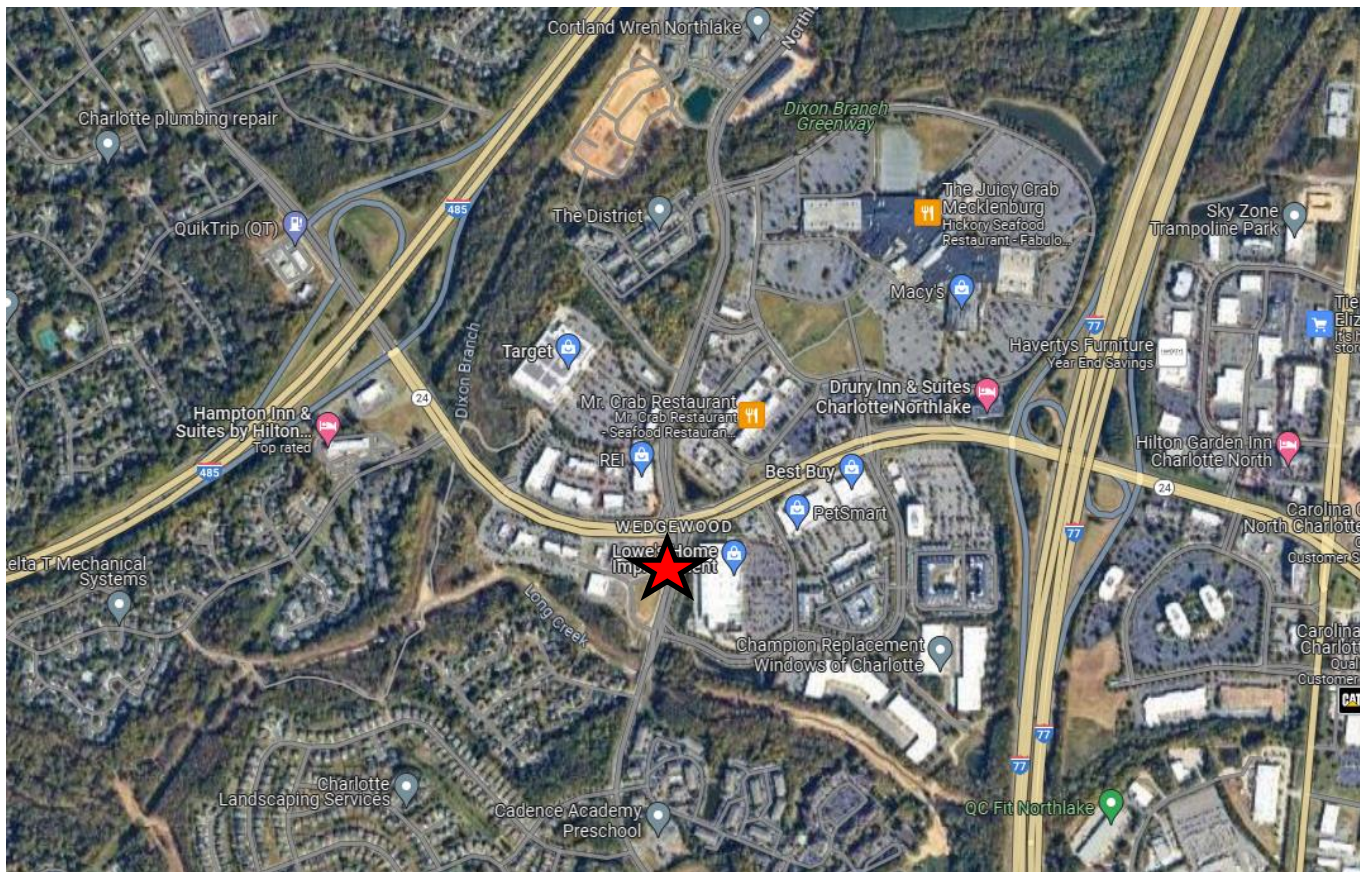
- Allows for the following uses:
  - Retail, general and medical offices, personal services, EDEE Type I/II with and without accessory drive-through windows, financial institutions with and without accessory drive-throughs, other permitted principal and accessory uses in the B-2 zoning district.
- Prohibits 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 4.
- Parcels A and B each allow for up to 4,300 square feet of EDEE 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:
  - Buildings 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.
  - Building facades facing a public street 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 West WT Harris Blvd will be a minimum of 10 feet from the existing right-of-way line and 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 12-foot multi-use path and 8-foot planting strip along West WT Harris and 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.
  - A 3-foot wall will be used to screen drive-throughs 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 site looking southeast from West WT Harris Boulevard.



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.



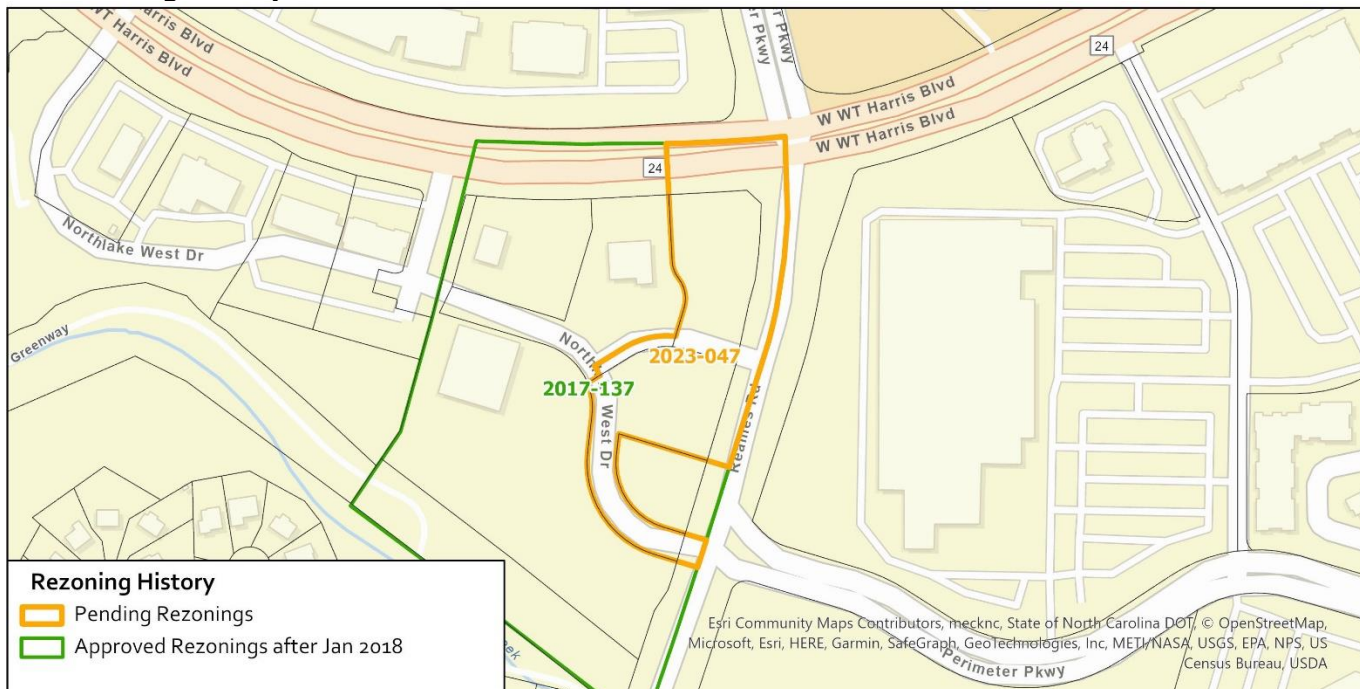
View to the west if the site along West WT Harris Boulevard. Showing retail uses within the Northlake Plaza shopping center which the subject site is part of.





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
2017-137	10.44 acres located on the west side of Reames Road, south of West W.T. Harris Boulevard. From R-3 to B-2(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: 4,020 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](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://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](http://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.
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.

### 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.
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.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Maxx Oliver 704-336-3818