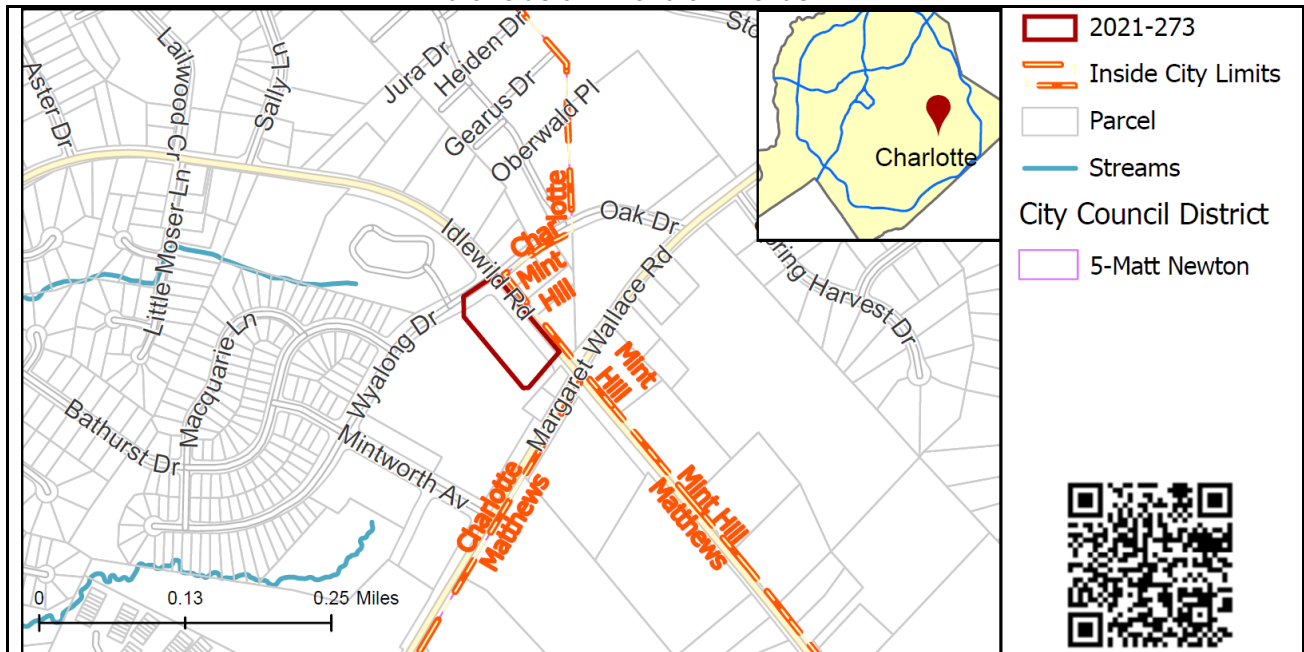


REQUEST

Current Zoning: NS, neighborhood services
Proposed Zoning: B-2(CD), general business, conditional

LOCATION

Approximately 1.66 acres bound by the south side of Wyalong Drive, west side of Idlewild Road, west side of Margaret Wallace Road, and north side of Mintworth Avenue.



SUMMARY OF PETITION

The petition proposes to develop the vacant site with a up to 4,600 square foot car wash in southeast Charlotte.

PROPERTY OWNER

Medical Holdings, LLC; Pratik Desai; Pratik Vaishnav; ARS Management, Inc; Nilay Desai; Hemang Pathak

PETITIONER

Hutton ST 21, LLC

AGENT/REPRESENTATIVE

Eddie Moore/ McAdams

COMMUNITY MEETING

Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1 RSVP'd, did not attend, however; petitioner followed up and answered questions described in report.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

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

Rationale for Recommendation

- The site is an outparcel of an existing shopping center.
- The previous zoning allowed two buildings on the outparcel including one with an accessory drive through.
- The plan proposes 1 building, up to 4,600 square feet, for a car wash.
- The area is developed with a mixture of commercial uses, including gas stations, convenience stores, grocery stores, personal services, EDEEs and other retail shops.

- The proposed car wash will provide a service for those in the area.

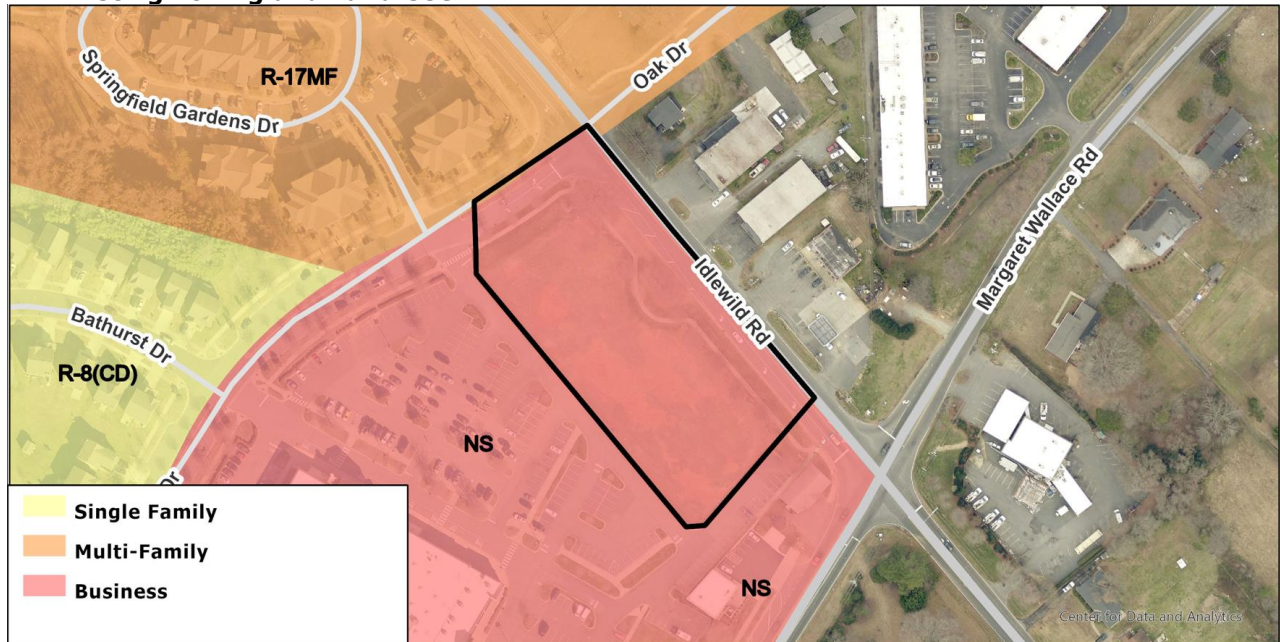
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows a car wash with 1 building up to 4,600 square feet.
- Vehicular access from the shopping center's internal driveways.
- Connects to internal sidewalk network.
- Transitions the bike lane and sidewalk north of the site along Idlewild Road to a multi-use path along the majority of the site frontage and meanders the path to preserve existing large tree.
- Provides a minimum 10,846 sqft area on the northern end of the site for tree replanting because the site is currently void of trees.
- Architectural standards related to specification of allowed exterior building materials, limits on expanses of blank walls, roof design and screening.

• **Existing Zoning and Land Use**



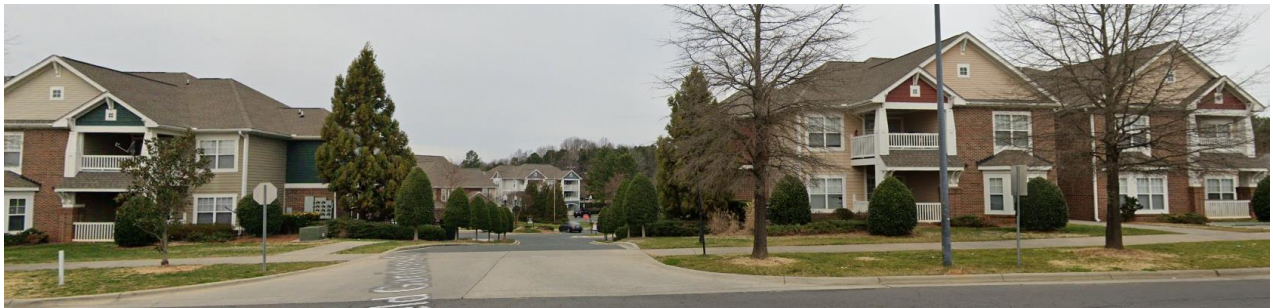
The site was previously zoned to NS by petition 2004-038 to retail, EDEE, and office uses including up to 3 free standing buildings with accessory drive throughs (a bank, an EDEE and a retail/office use). Within the subject rezoning area the 2004-038 site plan shows two retail/EDEE uses (one with a drive through) totaling 7,000 square feet. The site is located within a commercial node in the Charlotte, Matthews (south of Margaret Wallace Rd) and Mint Hill (east of Idlewild Rd) jurisdictions.



The site, indicated by the red star above, is in an area with a mixture of uses including single family and multi-family residential to the north and commercial uses west, south and east.



The site is a vacant, large outparcel in front of the existing Harris Teeter.



North of the site, across Wyalong Dr. is multi-family residential.



East of the site, across Idlewild Road are commercial uses including a convenience store, auto repair and retail shop.

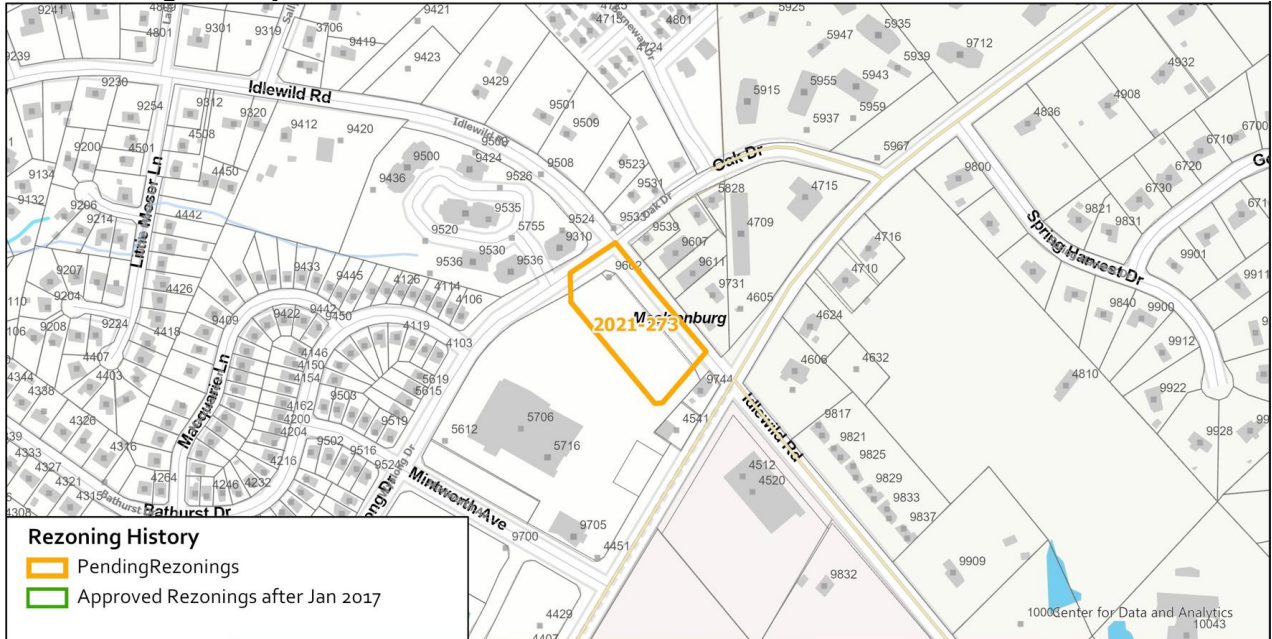


South of the site, along Margaret Wallace Road is an arcade and convenience store. Further south, across Margaret Wallace Rd, is a newly constructed grocery store (not pictured).



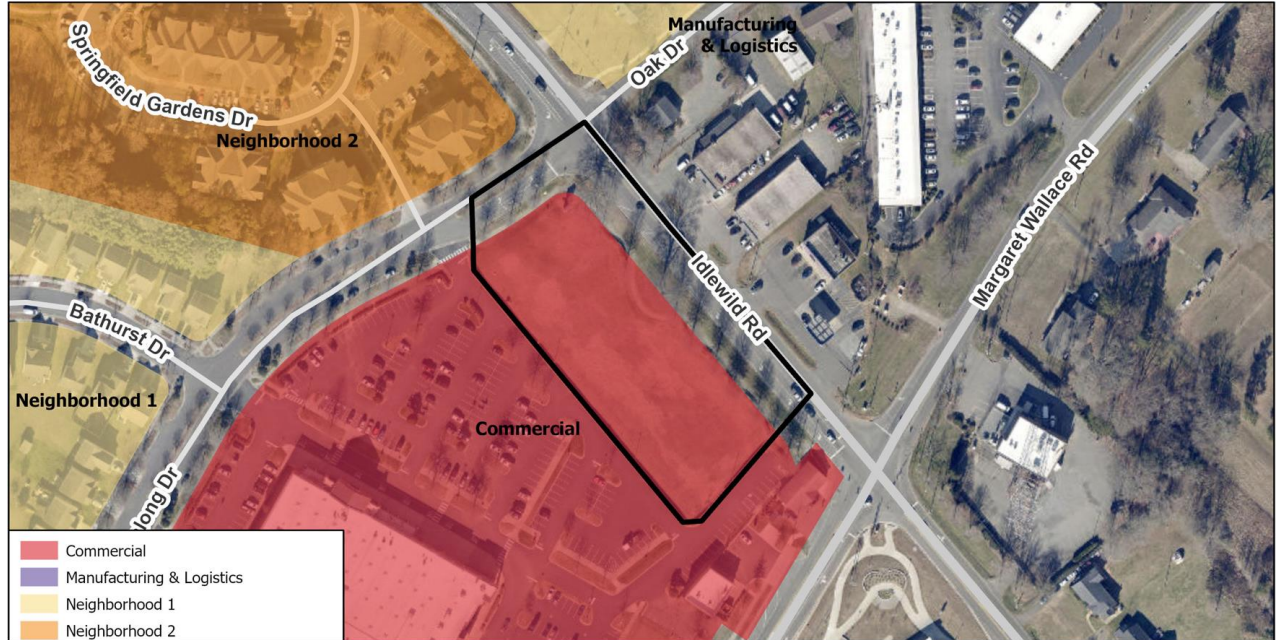
West of the site within the Mintworth Commons shopping center is a grocery store, retails, EDEE and personal service uses.

• **Rezoning History in Area**



There have not been any recent rezonings in the immediate area.

- **Public Plans and Policies**



- The 2040 Policy Map recommends Commercial.

- **TRANSPORTATION SUMMARY**

- The petition abuts Idlewild Road, a major thoroughfare, and Waylong Drive, a city-maintained local road. A Traffic Impact Study (TIS) is not needed for this due to the site generating less than 2,500 daily trips. The site is northwest of the City of Charlotte's recently completed Margaret Wallace Road Sidewalk Project which installed sidewalk on Margaret Wallace Road from Cedarbark Drive to Idlewild Road. The petitioner commits to providing bicycle and pedestrian facilities along the site's frontages in compliance with the City Council Approved Charlotte BIKES and Charlotte WALKS Plans. CDOT continues to work with the petitioner on the design concept of the bike facility and transitions while seeking not to impact existing matured trees. The detail design of the bike facility will be concluded during the permitting process. All outstanding CDOT comments have been addressed.

- **Active Projects:**

- None in the area.

- **Transportation Considerations**

- See Requested Technical Revisions, Note 1 Addressed

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 00 trips per day (based on vacant parcel).

Entitlement: 00 trips per day (based on too many uses to determine).

Proposed Zoning: 650 trips per day (based on 4,600 sqft automatic car wash).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No comments submitted.
- **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 24-inch water distribution main located along Idlewild Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Idlewild Rd. No outstanding issues.
- **Erosion Control:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

REQUESTED TECHNICAL REVISIONSTransportation

1. ~~Modify Transportation Conditional Note 3 to state that, "Bike facilities shall be installed along Idlewild Road as generally depicted on the Rezoning Site Plan. The configuration of the bike facilities are subject to modifications and to any adjustments required by CDOT or applicable government agency, department or government body."~~ Addressed.

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





Planner: John Kinley (704) 336-8311









Goals Relevant to Rezoning Determinations

Rezoning Petition # 2021-273

The following table represents an overview of the relationship between the **Charlotte Future 2040 Comprehensive Plan** and **Rezoning Petitions**. This is an evolving analysis that is expected to be refined when **Policy Mapping** is completed and adopted (anticipated early 2022).

Please note: not all goals will apply to all rezoning petitions.

Goals	Goal Description	Relationship to Charlotte Future 2040 Comprehensive Plan
	Goal 1: 10- Minute Neighborhoods All Charlotte households should have access to essential amenities, goods, and services within a comfortable and tree-shaded 10-minute walk, bike, or transit trip by 2040. Not all neighborhoods are expected to include every essential amenity, good, or service, but every resident should have access within a ½ mile walk or a 2-mile bike or transit ride.	X
	Goal 2: Neighborhood Diversity & Inclusion Charlotte will strive for all neighborhoods to have a diversity of housing options by increasing the presence of middle density housing (e.g. duplexes, triplexes, fourplexes, townhomes, accessory dwelling units, and other small lot housing types) and ensuring land use regulations allow for flexibility in creation of housing within existing neighborhoods.	X
	Goal 3: Housing Access for All Charlotte will ensure opportunities for residents of all incomes to access affordable housing through the preservation of naturally occurring affordable and workforce housing and increasing the number of affordable and workforce housing units through new construction.	X
	Goal 4: Trail & Transit Oriented Development (2-TOD) Charlotte will promote moderate to high-intensity, compact, mixed-use urban development along high-performance transit lines and near separated shared-use paths or trails.	X

	<p>Goal 5: Safe & Equitable Mobility</p> <p>Charlotte will provide safe and equitable mobility options for all travelers regardless of age, income, ability, race, where they live, or how they choose to travel. An integrated system of transit and tree-shaded bikeways, sidewalks, shared-use paths, and streets will support a sustainable, connected, prosperous, and innovative network that connects all Charlotteans to each other, jobs, housing, amenities, goods, services and the region.</p>	
	<p>Goal 6: Healthy, Safe & Active Communities</p> <p>All Charlotteans will live and work in safe and resilient neighborhoods that enable healthy and active lifestyles by reducing exposure to harmful environmental contaminants, expanding and improving the quality of tree canopy, encouraging investment in walking, cycling, and recreation facilities, and providing access to healthy food options and healthcare services.</p>	<p>N/A</p>
	<p>Goal 7: Integrated Natural & Built Environments</p> <p>Charlotte will protect and enhance its surface water quality, tree canopy, and natural areas with a variety of trees, plantings, green infrastructure, green building practices, and open space at different scales throughout the entire community as a component of sustainable city infrastructure that addresses the threat of climate change.</p>	
	<p>Goal 8: Diverse & Resilient Economic Opportunity</p> <p>Charlotteans will have opportunity for upward economic mobility through access to a diverse mix of jobs and careers that align with education and skill levels of residents and the economic strengths of the region.</p>	<p>N/A</p>
	<p>Goal 9: Retain Our Identity & Charm</p> <p>Charlotte will cultivate community-driven placemaking and identity, while limiting displacement and retaining the essence of existing neighborhoods by intentionally directing redevelopment.</p>	<p>N/A</p>
	<p>Goal 10: Fiscally Responsible</p> <p>Charlotte will align capital investments with the adopted growth strategy and ensure the benefit of public and private sector investments benefit all residents and limit the public costs of accommodating growth</p>	<p>N/A</p>