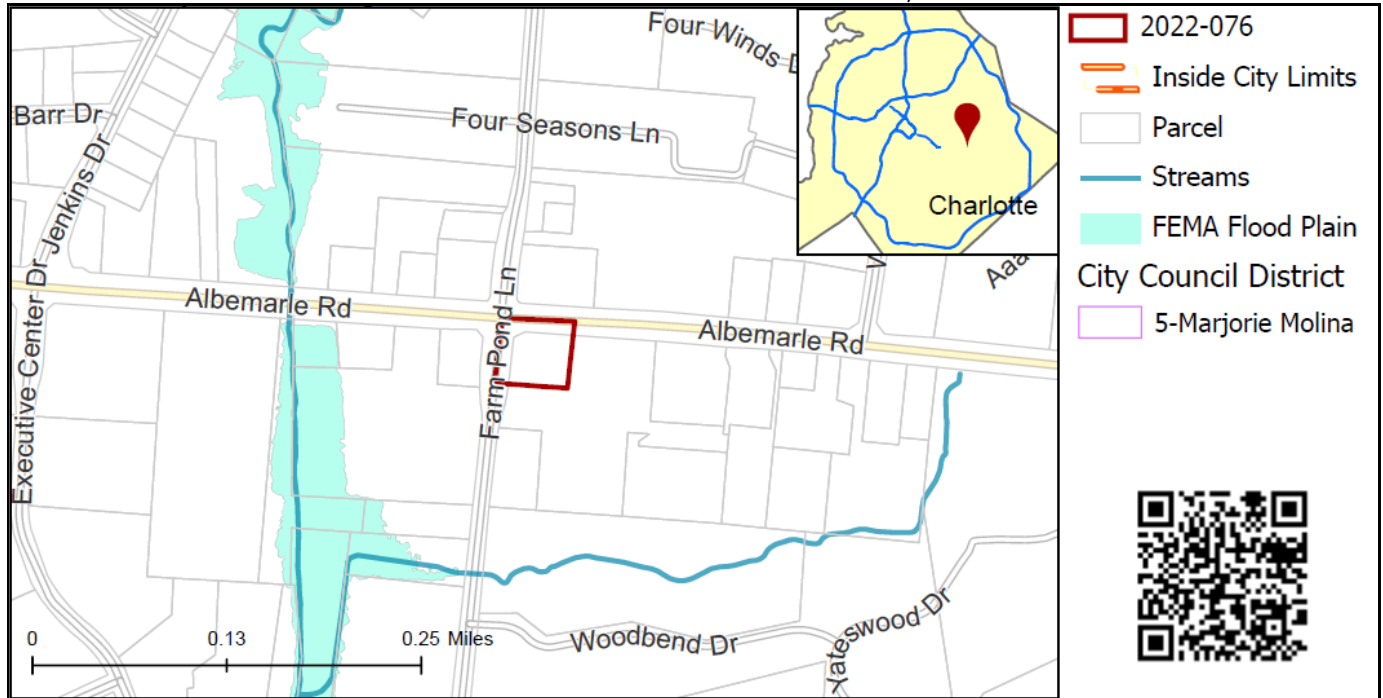


REQUEST

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

LOCATION

Approximately 0.81 acres located at the southeast intersection of Albemarle Road and Farm Pond Lane, west of East W.T. Harris Boulevard.



SUMMARY OF PETITION

The petition proposes redevelop the existing gas station (automotive service station) with an updated building, site design and layout for the site in east Charlotte.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

SAM'S MART
SAM'S INVESTMENTS IV LLC
Anthony Fox/ Parker Poe

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

Staff does not recommend approval of the petition in the current form. Site plan revisions are needed to address site design standards and resolution of outstanding issues.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Community Activity Center place type.

Rationale for Recommendation

- The site plan should be redesigned to orient the building along the street frontages with a prominent entrance facing the street to support the pedestrian environment and better meet the design standards for this use in an activity center.
- The site is an existing automotive service station. The proposal would demolish and construct a new automotive service station. The site is located along a major thoroughfare at the intersection with a collector

street, in an area with commercial uses. Some auto-oriented uses can be located in the Community Activity Center place type provided they are well-designed to support walkability. The petition provides streetscape, sidewalks and pedestrian ramps improving pedestrian experience along the frontages of the site. In addition to clearly delineated pedestrian walkways from the public sidewalk to the building. The petition also commits to architectural standards related to frontages, building materials, blank walls and architectural features.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments

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

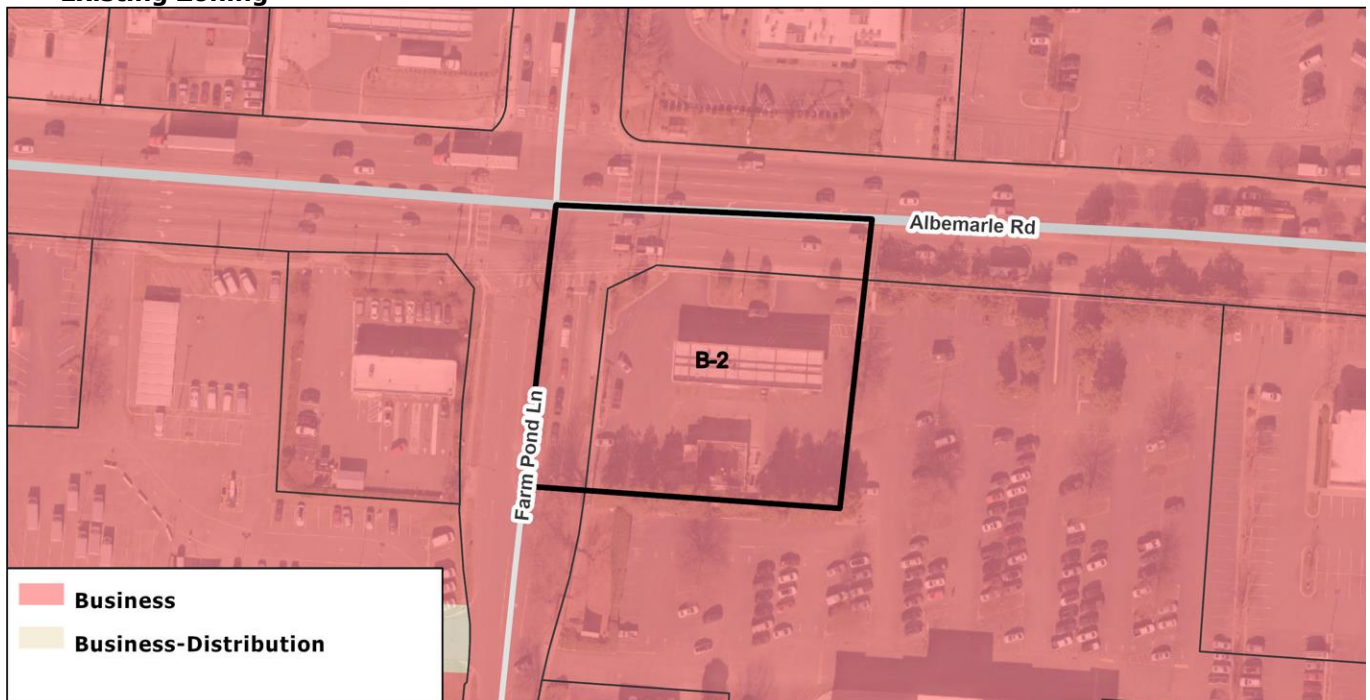
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Demolishes the existing gas pumps, canopy and building and removes the driveways nearest to the intersection of Farm Pond Ln. and Albemarle Rd.
- Allows all uses permitted in the Neighborhood Business district.
- Up to 3,000 sqft proposed building in southeast corner of the site.
- Shows up to 8 fuel positions oriented along Farm Pond Ln.
- Constructs 8 ft planting strip and 6 ft sidewalk along Farm Pond Ln. and a 8 ft planting strip and 12 ft multi-use path along Albemarle Rd.
- Improves pedestrian ramps at the corner of Albemarle Rd. and Farm Pond Ln.
- Provides architectural standards related to building frontage, percentage of masonry materials on facades, pedestrian connections from the sidewalk to the building, limits blank walls, varied building elevations, and minimum building height of 22ft.

• Existing Zoning



- The site and the surrounding area are zoned B-2 (general business) there is B-D(CD) zoning to the southwest for a self-storage facility.

Existing Zoning	Translated Zoning	Recommended Place Type
B-2 (general business)	CG (general commercial)	CAC (community activity center)



The site, indicated by the red star above, is in an area with a mix of commercial uses located along Farm Pond Ln. and Albemarle Rd. There are multi-family residential developments further north and south along Farm Pond Ln.



The site is developed with an automotive service station.



North of the site, across Albemarle Rd., is an eating/drinking/entertainment establishment with accessory drive through service lanes/window.



East of the site is a shopping center with a mix of commercial uses.

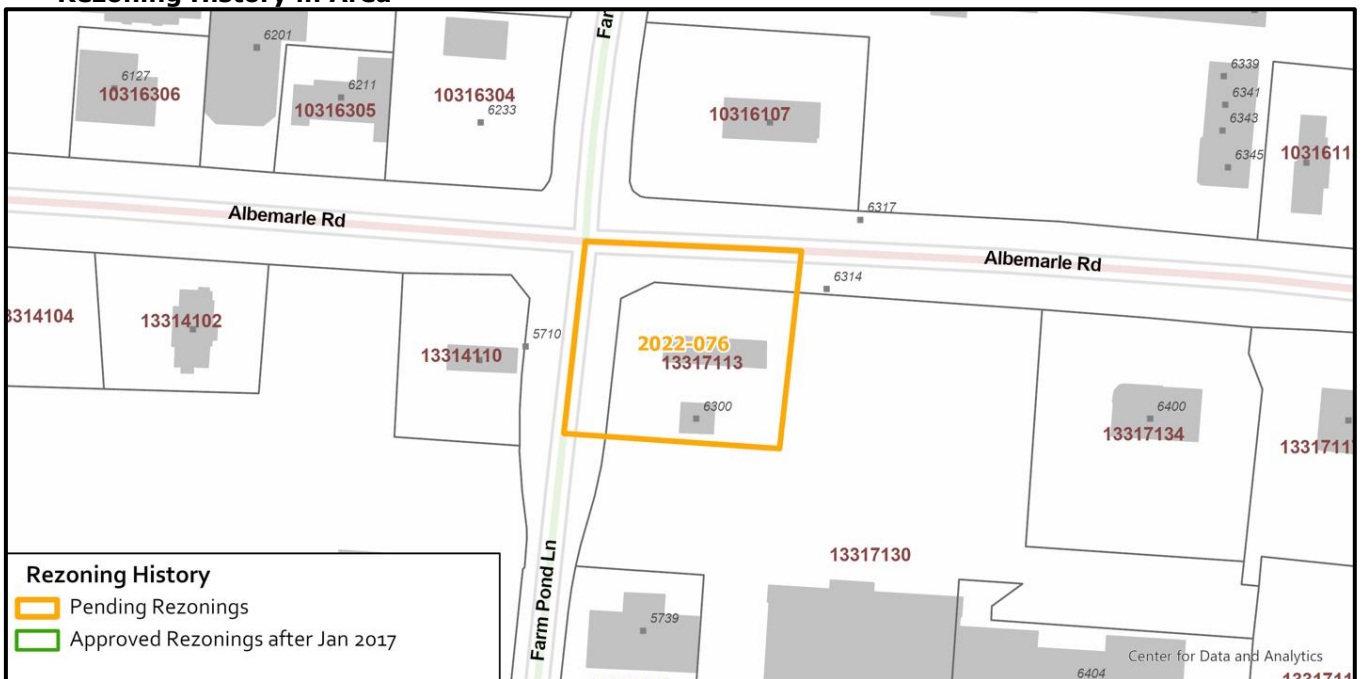


South of the site, along Farm Pond Ln. is an automotive service and repair shop.



West of the site, across Farm Pond Ln. is an automotive service and repair shop.

• Rezoning History in Area



No recent rezoning activity in the area.

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Community Activity Center place type for the site.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Albemarle Road, a State-maintained major thoroughfare, and Farm Pond Lane, a City-maintained major collector. A Traffic Impact Study (TIS) is not needed for this site. Site plan commits to dedicating 63-feet of ROW along Albemarle Road, dimensioning and labeling all ROW, constructing 8-foot planting strip with 6' sidewalk along Farm Pond Lane and an 8-foot planting strip with 12-foot multi-use path along Albemarle Road, and reconstructing ramps to meet ADA/PROWAG standards

- **Active Projects:**

- No active projects near the site.

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 2,120 trips per day (based on 1,423 sqft gas station).

Entitlement: 750 trips per day (based on 12,255sqft of retail uses).

Proposed Zoning: 2,125 trips per day (based on 8 fueling positions).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **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 8-inch water distribution main located in Farm Pond Ln. Charlotte Water has sanitary sewer system infrastructure near for the rezoning boundary via an existing 8-inch gravity sewer main located along Farm Pond Ln south of the rezoning 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 outstanding issues.

- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. Reorient the site layout so that the building is located along the street frontages, with the pumps, circulation and parking to the rear and side of the building.
2. Amend Architectural note b) to clarify that a prominent entrance shall be provided in the corner of the building facing the street intersection or a prominent entrance will be provided on both building frontages. If a corner entrance is provided the entrance should have a chamfered/rounded design. Note any entrance will have covered entry features, special paving, landscaping and/or lighting features.

Land Use

3. Amend the Permitted Uses note to restrict the allowed uses to automotive service station, EDEE, retail, office, and personal service uses. Specifically prohibit automotive repair, drive-through service lanes/windows and standalone car washes.

REQUESTED TECHNICAL REVISIONSSite and Building Design

4. Amend Architectural notes d), g) and h) to change "should" to "shall."
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: John Kinley (704) 336-8311