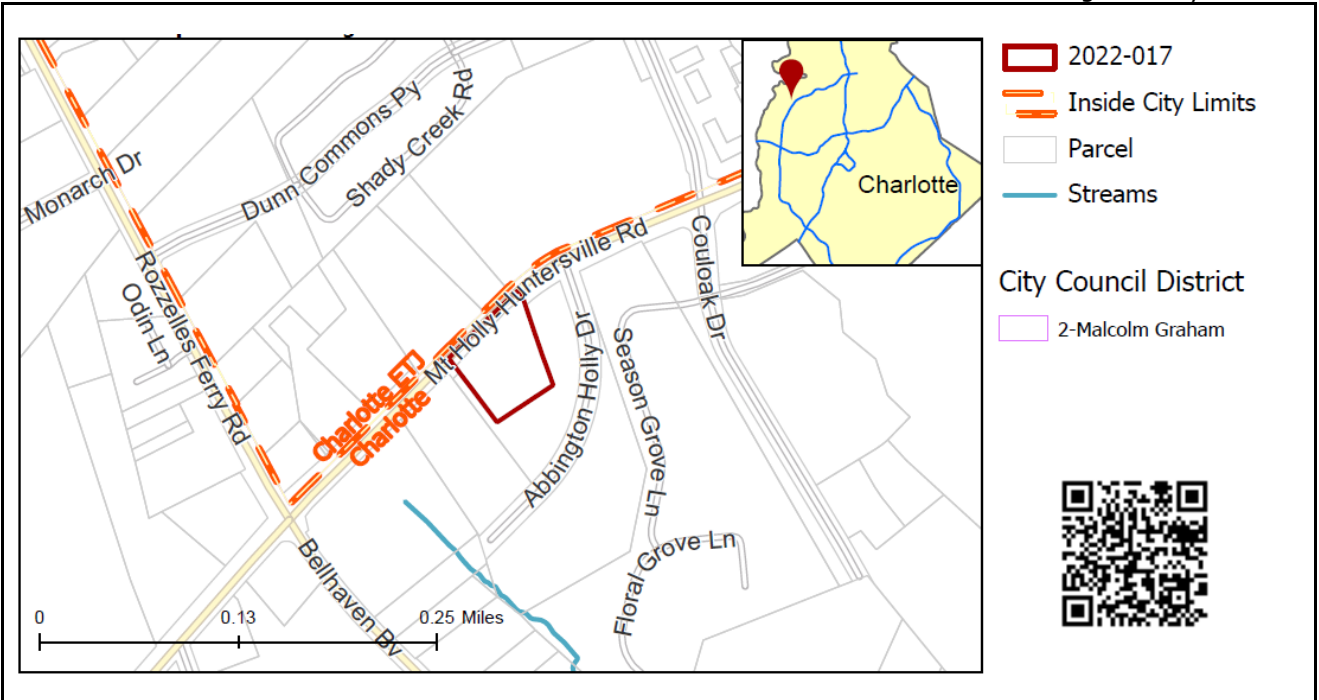


REQUEST

Current Zoning: N-1 A (Neighborhood 1-A)
Proposed Zoning: B-2(CD) LWPA (general business, conditional, Lake Wylie Protected Area)

LOCATION

Approximately 1.66 acres located on the south side of Mt Holly-Huntersville Rd between Bellhaven Blvd and Abbington Holly Dr.



SUMMARY OF PETITION

The petition proposes to redevelop a site in the Coulwood neighborhood with a carwash including 4,500 square feet of gross floor area and accessory uses permitted in the B-2 district.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

Frank Barnette
Alton Oliver Self, Jr.
Bridget Grant, Moore and Van Allen

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

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The site is located on a major thoroughfare (Mount Holly-Huntersville Road) between a commercial node at Bellhaven Boulevard and Community Activity Center on either side of Brookshire Boulevard.
- The petition would upgrade the Mount Holly-Huntersville Road streetscape with an 8' planting strip and 12' multi-use path.
- The petition proposes to screen the proposed carwash use from adjacent multi-family stacked residential with a 27' Class B buffer.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 5: Safe & Equitable Mobility
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 place type to Commercial place type.

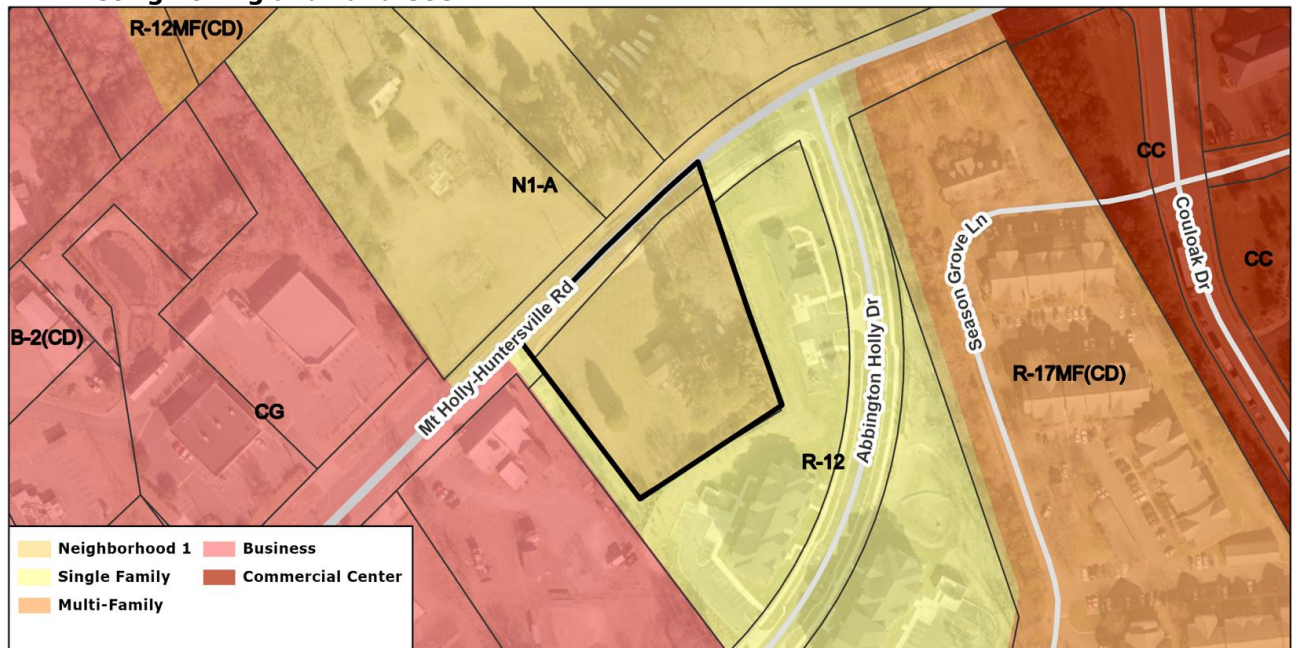
PLANNING STAFF REVIEW

• Proposed Request Details

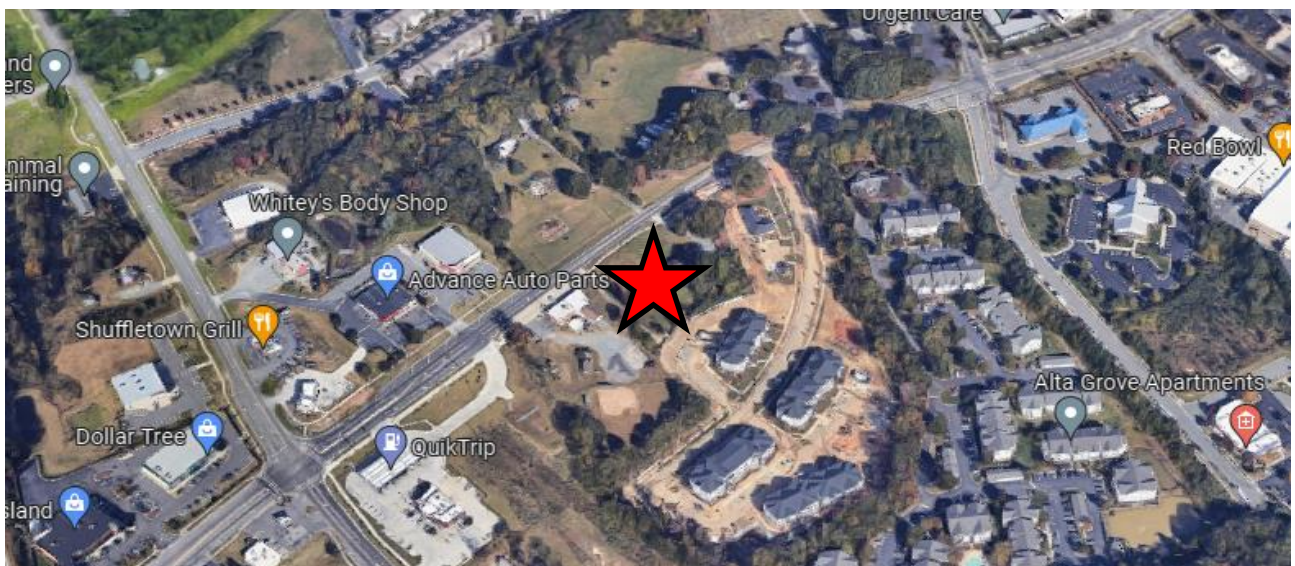
The site plan accompanying this petition contains the following provisions:

- Proposes a car wash to include a 4,500 square foot structure and accessory uses permitted in the B-2 zoning district.
- Commits to a 27' Class B buffer along the eastern and southern property boundaries.
- Commits to a 20.25' Class B buffer along the western property boundary.
- Commits to the following transportation improvements:
 - Dedication of 50' of right-of-way from the centerline of Mount Holly-Huntersville Road.
 - Installation of 8' planting strip and 12' multi-use path along the site's Mount Holly-Huntersville Road frontage.
 - Access via one modified driveway from Mount Holly-Huntersville Road with a minimum 100' stem.
- Commits to the following architectural standards:
 - Places the building to present a front to Mounty Holly-Huntersville Road.
 - Limits blank wall expanses facing Mount Holly-Huntersville Road to 20'.
 - Designs the building to include vertical bays or articulated architectural features.

• Existing Zoning and Land Use



The site is zoned N1-A and is surrounded by a mix of zoning districts including N1-A, R-12MF(CD), R-17MF(CD), CC, CG, and B-2(CD).



The site, marked by a red star, is surrounded by a mix of uses including commercial, multi-family stacked residential, and institutional.



Streetview of the site as seen from Mount Holly-Huntersville Road.



Streetview of single family detached residential and institutional uses to the north of the site across Mount Holly-Huntersville Road.

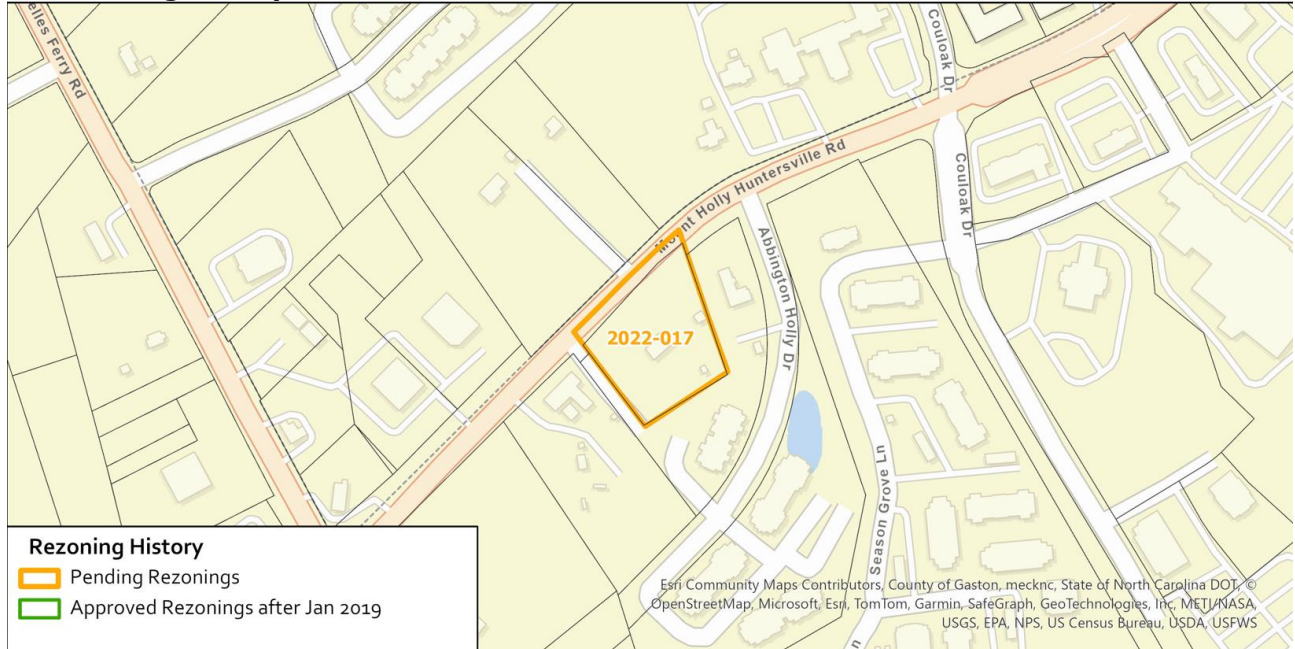


Streetview of recently constructed multi-family stacked residential uses to the east and south of the site along Abbington Holly Drive.



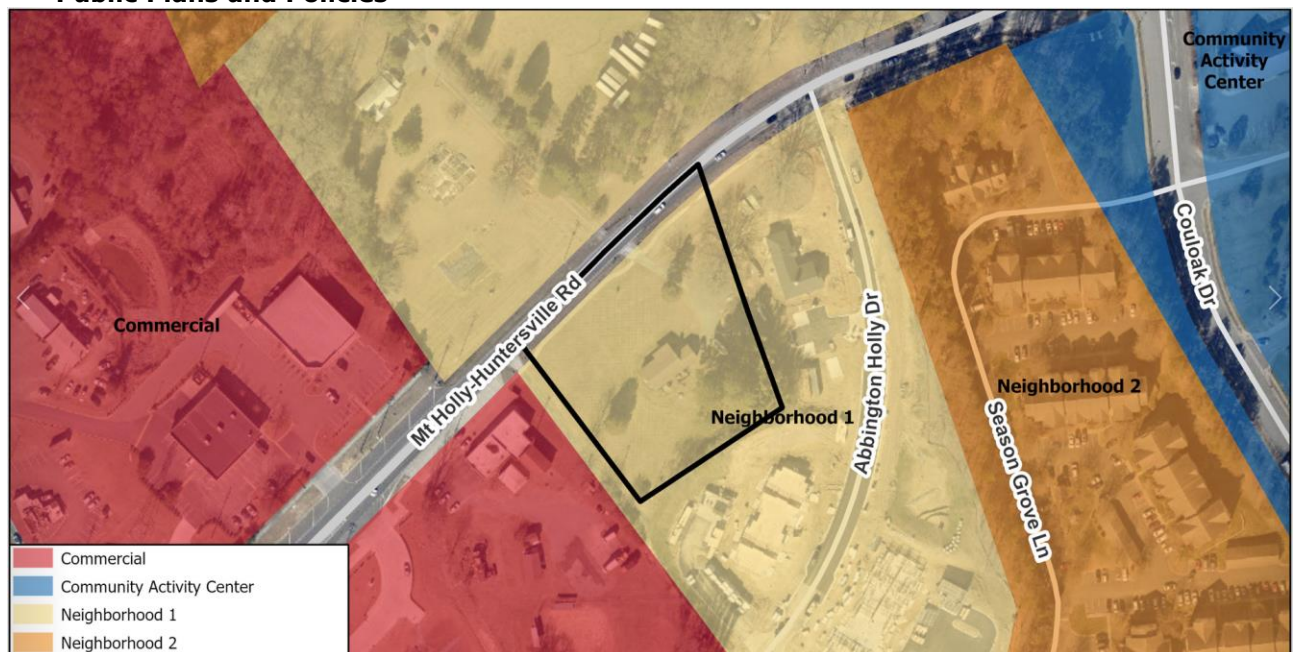
Streetview of institutional and commercial uses to the west of the site along Mount Holly-Huntersville Road.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
No recent rezonings in the vicinity of this site.		

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends Neighborhood 1 place type for the site.
- **TRANSPORTATION SUMMARY**
 - This Petition is located adjacent to Mt. Holly-Huntersville Road, a state-maintained major thoroughfare. A Traffic Impact Study (TIS) is not needed for this site. Site plan commits to dedicating 50-feet of right of way from the road centerline, installing curb and gutter 30-feet from centerline, planting strip, and a 12-foot multi-use path along the property frontage. There are no further outstanding transportation issues.
 - **Active Projects:**
 - N/A
- **Transportation Considerations**
 - No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 10 trips per day (based on 1 single family detached dwellings).

Entitlement: 40 trips per day (based on 4 single family detached dwellings).

Proposed Zoning: 640 trips per day (based on 4,500 SF automated car wash).

DEPARTMENT COMMENTS (see full department reports online)

- **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-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Water is accessible for this rezoning boundary. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The development will need to donate pipeline infrastructure to CLTWATER to serve this parcel. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding accessibility to sewer system connections. 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 comments submitted.
- **Storm Water Services:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES

Site and Building Design

- ~~1. Remove note 5.b. stating that the 6' sidewalk and varied width planting strip along Mount Holly Huntersville will remain. This conflicts with note 5.d. stating that an 8' planting strip and 12' multi-use path will be constructed.~~ **ADDRESSED**

Environment

- ~~2. Add conditional note stating that the petitioner will make a concerted effort to preserve the 65" oak tree on site.~~ **ADDRESSED**

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

Planner: Joe Mangum (704) 353-1908