

Petition 2020-047 by Pecan Ridge of Charlotte, LLC

To Approve:

This petition is found to be consistent with the *Northlake Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The subject site is located on West W.T. Harris Boulevard and Forest Drive, a primarily residential street. The petition proposes one building up to 10,000 square feet to be used for retail, restaurant, personal service, or office use. The petition also proposes up to one drive-through on the site.
- The site is adjacent to retail uses on the corner of Mt. Holly-Huntersville Road and West W.T. Harris Boulevard, and also adjacent to residential uses on West W.T. Harris Boulevard and Forest Drive. The Northlake Area Plan (2008) calls for the small commercial part of this residential area to contain "neighborhood serving retail."
- This petition's proposal commits to a 42-foot buffer along Forest Drive. 32-feet of this buffer will be undisturbed and will include the preservation of trees of four-inch (4") caliper or greater to support visual screening along Forest Drive. In areas where the existing tree canopy is materially absent, trees of three-inch (3") caliper or greater shall be installed to supplement the existing tree canopy. The remaining 10-feet of the disturbed buffer will include shrubs planted to support visual screening. In addition to the buffer a 6-foot tall opaque fence will be installed along the internal edge of the buffer.
- The petition site plan encourages pedestrian activity by including a 12-foot multi-use path along West W.T. Harris Drive and a 6-foot sidewalk along Forest Drive, as well as a 5-foot internal sidewalk leading to the entrance of the establishment.

To Deny:

This petition is found to be consistent with the *Northlake Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

(To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: