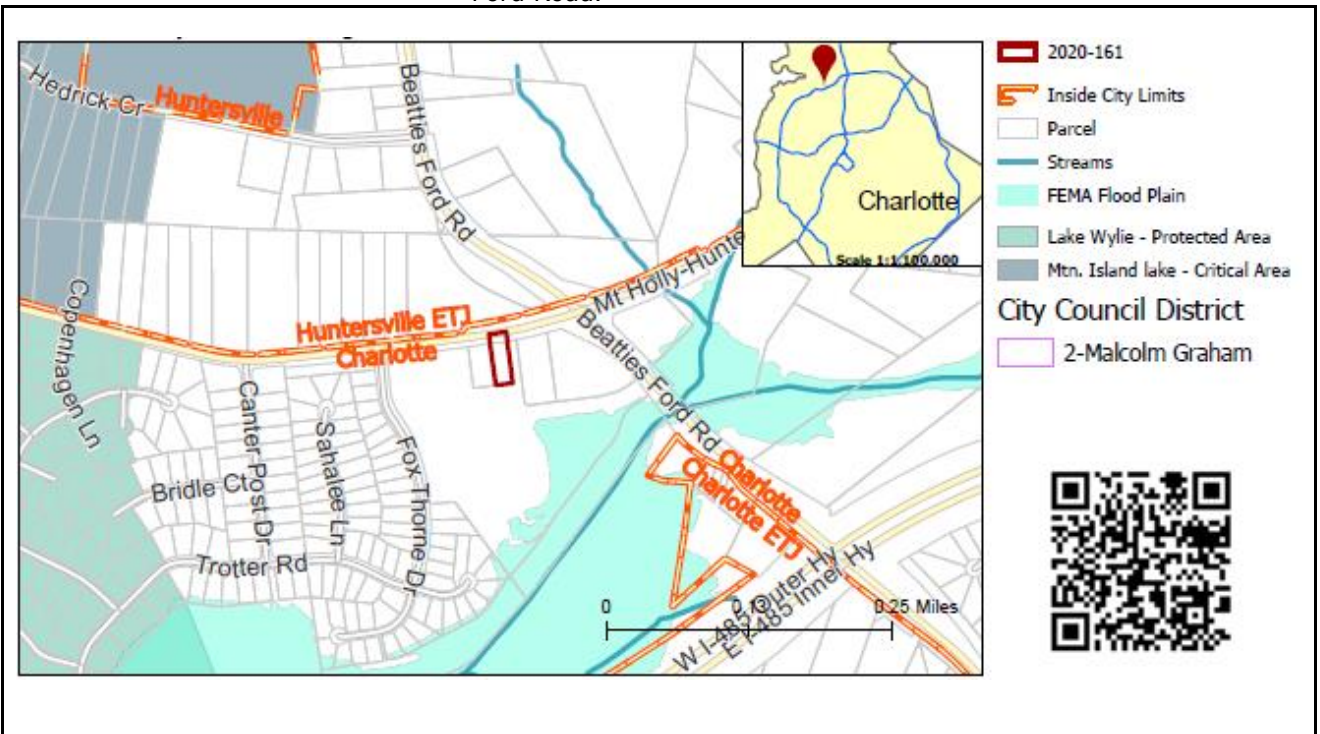


REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 0.377 acres located on the south side of Mt Holly-Huntersville Road, east of Fox Thorne Drive, and west of Beatties Ford Road.



SUMMARY OF PETITION

The petition proposes to allow the development of a drive-through restaurant on a vacant outparcel at Long Creek Village Shopping Mall.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE
COMMUNITY MEETING

KM JDH Beatties Ford Road, LLC
KM JDH Beatties Ford Road, LLC
Gary Davies/Walter Fields

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 upon resolution of outstanding issues related to transportation and Land use.

Plan Consistency

The petition is **consistent** with the *Northwest District Plan* (1990) recommendation of retail use.

Rationale for Recommendation

- The parcel in this petition was previously rezoned under Rezoning Petition 2007-094, which was approved for B-1(CD) zoning to develop a small shopping center centered around neighborhood-service uses.
- This petition requests B-2(CD) zoning in order to develop a small drive-through restaurant as part of an existing center to neighborhood services and retail uses.

- This drive-through use is an appropriate accessory use to the existing proximate shopping center and are not prohibited in the approved site plan for Rezoning 2007-094.
- The petitioner commits to establishing appropriate screening and buffers for the drive-through lane and other parts of the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows a 620 square-foot EDEE with a drive-through.
- Proposes access off an internal private street.
- Provides screening along the drive-through lanes.
- All outdoor lighting will be shoebox type to match existing shopping center.

- **Existing Zoning and Land Use**



The surrounding land uses include retail, single and multi-family uses.



The subject property denoted by red star.



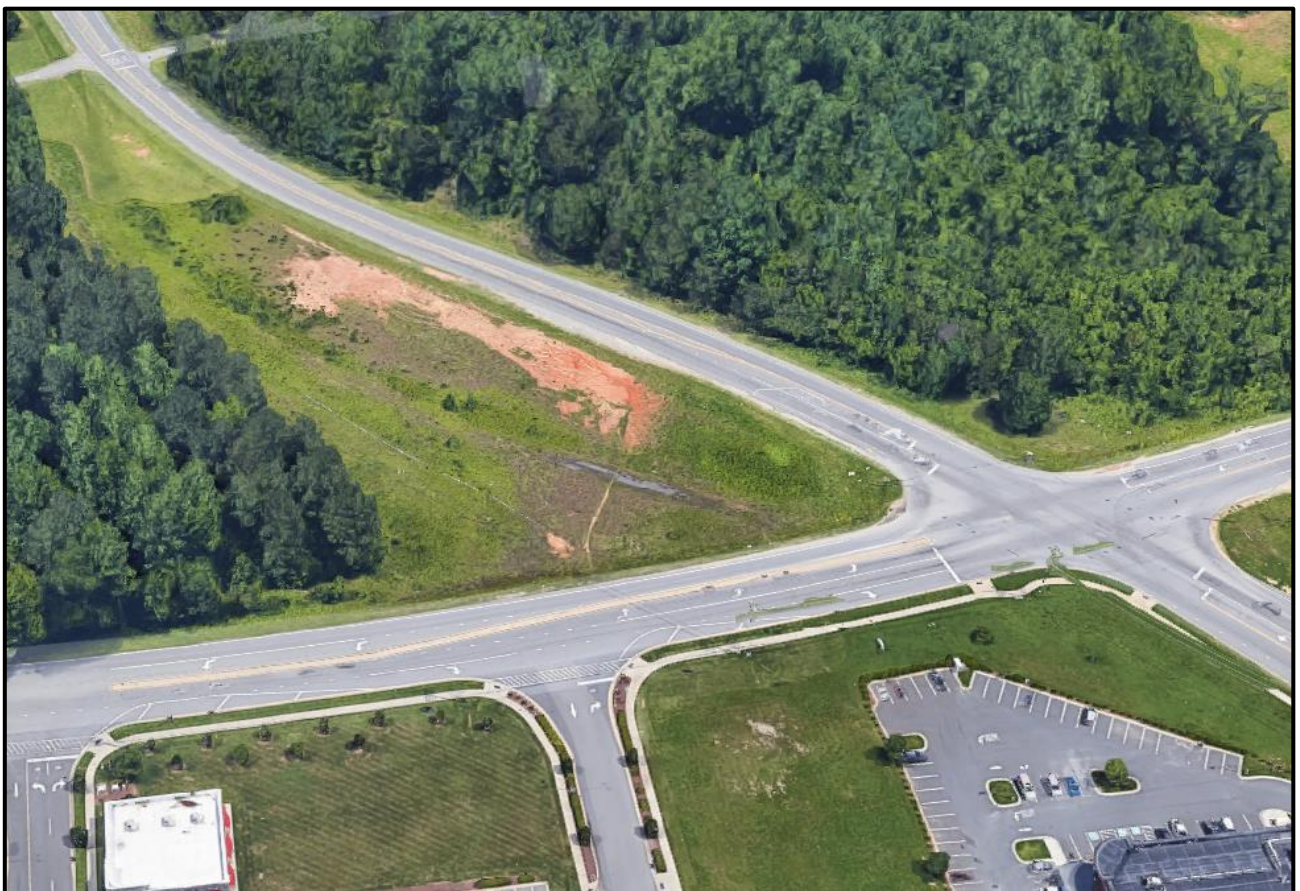
The property to the south is developed with the long Creek Shopping Mall.



The property to the east along Beatties Ford Road is developed with a CVS pharmacy.

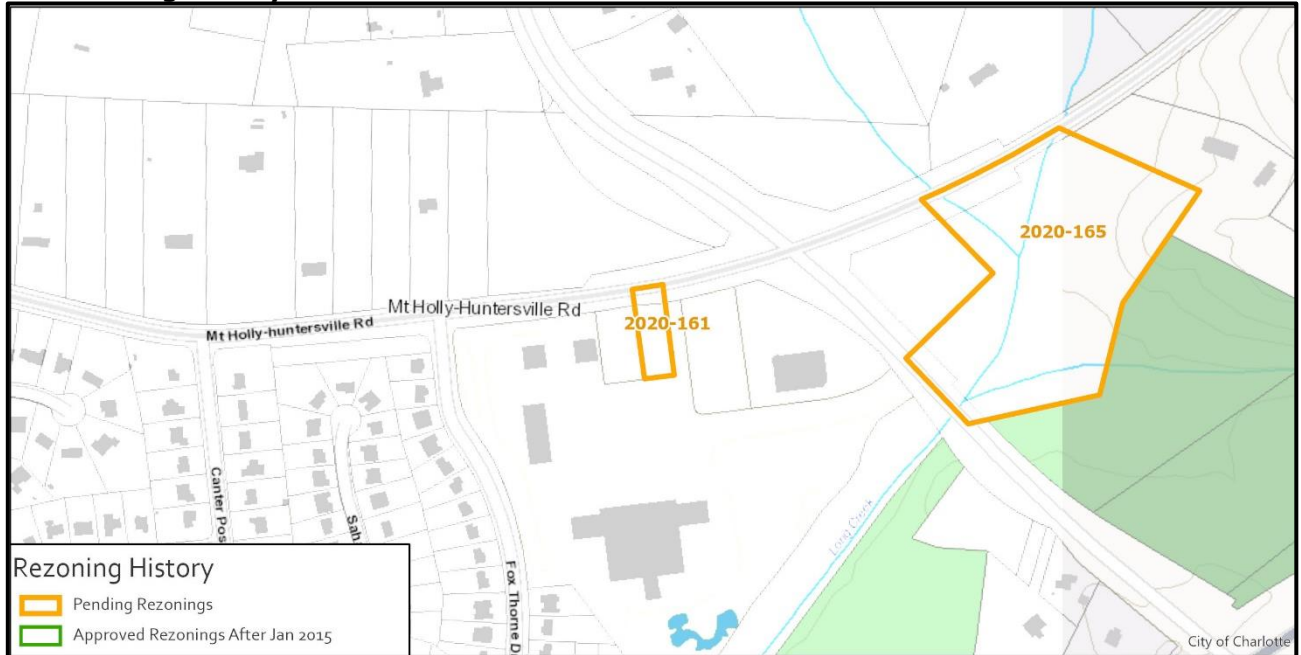


The property to the west along Fox Thorne Drive is developed with single family homes.



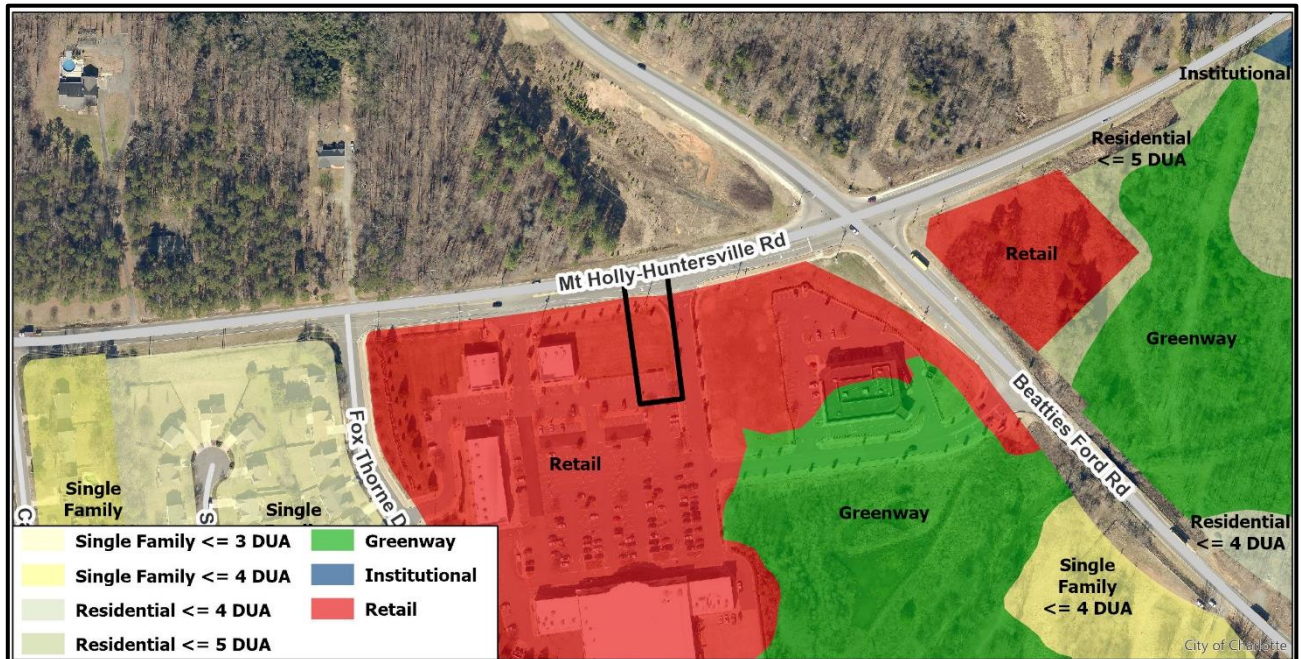
The property to the north along Mt. Holly-Huntersville Road is vacant.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-165	Proposes up to 57 senior multi-family units in one building.	Pending

- Public Plans and Policies**



- The *Northwest District Plan* (1990) calls for retail land uses for this site.

- TRANSPORTATION SUMMARY**

- The site is located on a major thoroughfare road (Mount Holly-Huntersville Road). CDOT is requesting the petitioner to clarify that additional public right of way or a sidewalk utility easement will be dedicated to accommodate a future 12-foot shared use path, in accordance with the Charlotte BIKES Policy. The site proposes access off an internal private street that currently intersects with Mount Holly-Huntersville Road.

- **Active Projects:**
 - None
- **Transportation Considerations**
 - See Outstanding Issues, Note 1.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 615 trips per day (based on 3,500 square-feet of retail uses).

Proposed Zoning: 170 trips per day (based on 1,500 square-feet of restaurant use).

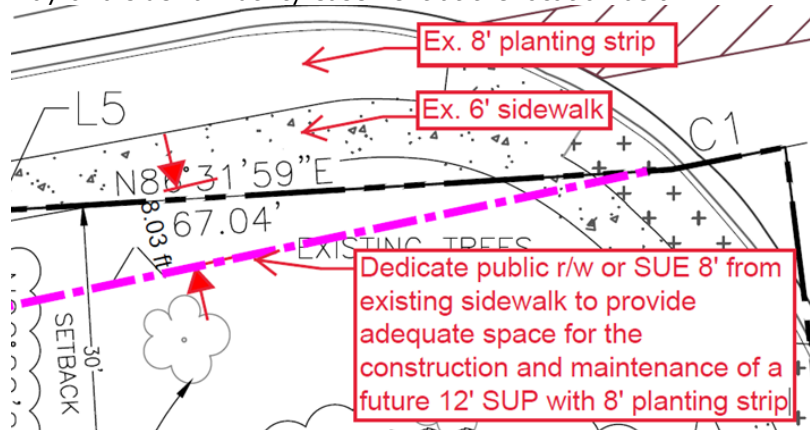
DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **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 16-inch water distribution main located along Mt. Holly Huntersville Road. Charlotte Water currently does not have water system accessible for the rezoning boundary under review. The closest water distribution main is approximately 160 feet east of the rezoning boundary at Mt. Holly Huntersville Road. A developer donated project will be required in cases where there is not direct service. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Transportation

1. Revise the site plan and conditional note (Section Transportation.E.) to dedicate public right-of-way or a sidewalk utility easement at the location below.



Land Use

2. Revise site plan to show that the drive-through maneuvering is not in the setback.
3. Revise Streetscape and Landscaping section for clarity.

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

Planner: Michael Russell (704) 353-0225