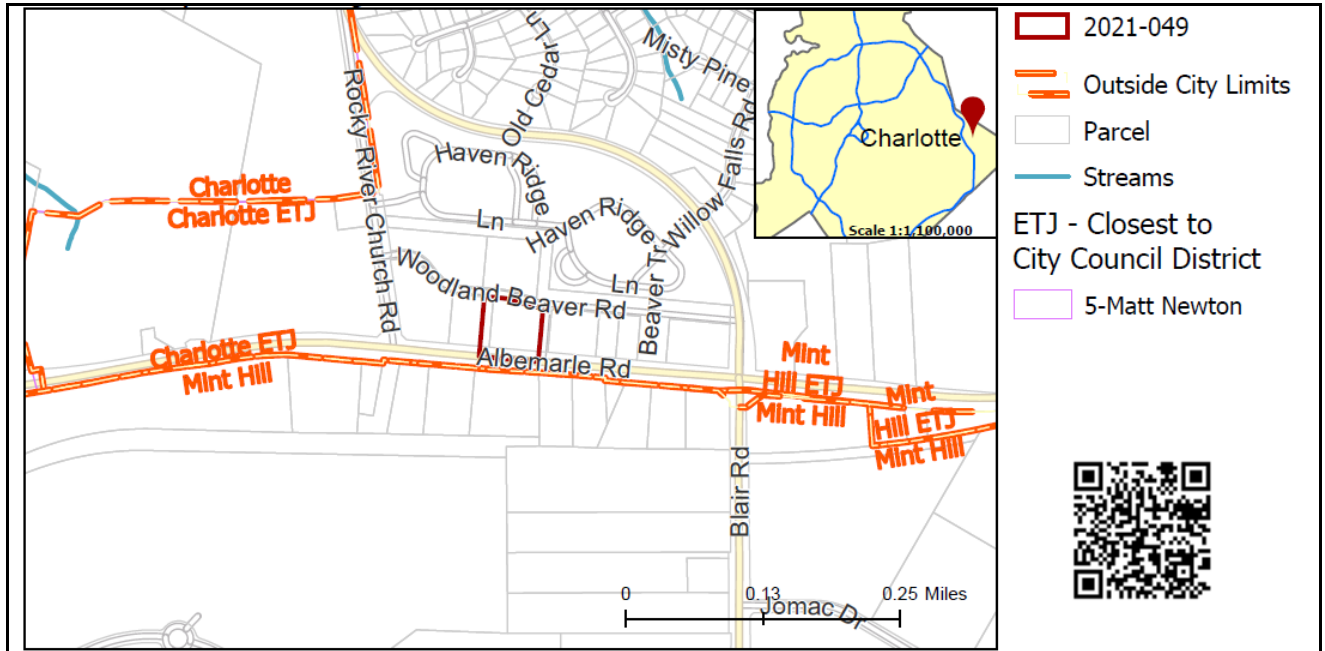


REQUEST

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

LOCATION

Approximately 1.25 acres located at the NW intersection of Albemarle Road and Beaver Farms Road in east Charlotte.



SUMMARY OF PETITION

The petition proposes a conditional rezoning of the site to allow for the potential development of an automated car wash along with additional entitlements (6,000 SF total) for other uses allowed in the B-2 district if said uses are also allowed in the B-1 district.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Woodland Beaver Farms, LLC
 TE Wash Holdings, LLC/ROC Wash Holdings, LLC
 Keith MacVean, Moore and Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
 Number of people attending the Virtual Community Meeting: 4

STAFF
RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

The petition is **consistent** with the *Albemarle Road/I-485 Interchange Study's* (2003) recommendation for multi-family/retail uses for the site.

Rationale for Recommendation

- The request is consistent with the context of surrounding land uses found along this portion (east of I-485) of Albemarle Road.
- The request's site plan layout presents a building face against Albemarle Road while providing parking in the rear, accomplishing the same result from approved architectural standards from petition 2020-007.

- The request will help achieve the Plans land use recommendations for Zone A by allowing retail uses to be oriented along Rocky River Road and Albemarle Road.

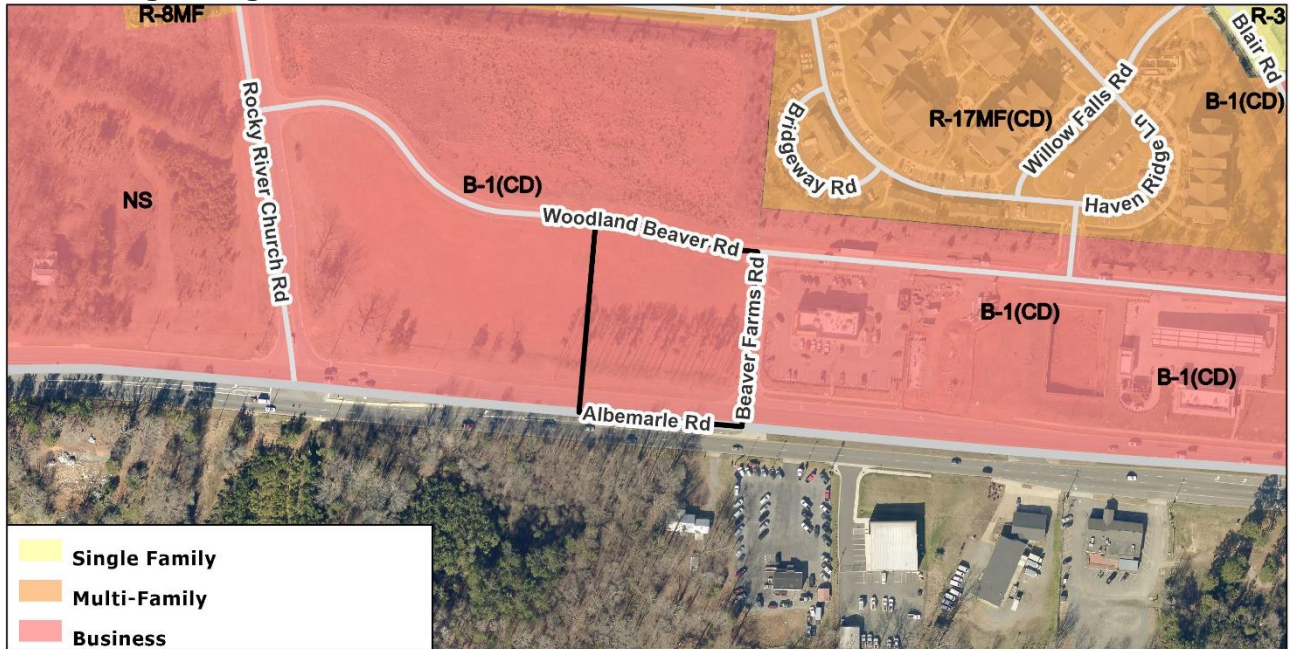
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposed use is an automated car wash with the potential for other uses including up to 6,000 SF of personal service uses, general and medical offices, financial institutions, EDEE Type 1 and 2, and any other uses permitted in the B-2 district as long as they are also permitted in the B-1 district.
- Notes that a TIS or TIS revision shall be required if the site does become an EDEE Type 1 or Type 2 with an accessory drive through window.
- Access provided through private internal street network (Beaver Farm Road, Woodland Beaver Road).
- Petitioner is committed to providing a 12-foot multi-use path and 8-foot planting strip along the site's frontage with Albemarle Road.
- Private streets along the site's frontage shall be improved sidewalks and planting strips along with ADA accessible ramps.
- Provides architectural design standards that generally mirror the standards from previously approved plan 2020-007 and include:
 - Building(s) shall present front or side façade to all public streets.
 - Facades of the first/ground floor of the buildings(s) along public streets shall incorporate masonry materials such as brick, stone, or split-face CMU.
 - Building elevations facing the public street shall not have expanses of blank walls greater than 20-feet in all directions and select architectural features (medallions, banding, etc.) shall be provided to avoid blank treatment of walls.
 - Commits to some portions of the building having a minimum height of 22 feet.
 - Commits to not placing drive thru pick-up windows on a building façade that faces an adjacent public street (while excluding car wash pay kiosks depicted on site plan).
- Carries over the 30-foot setback from Albemarle Road and respects the previously approved 60-foot no parking zone.
- Double row of evergreen shrubs will be planted along the site's frontage with Albemarle road to help screen the proposed circulation drive.
- Detached lighting shall be full cutoff and no greater than 30 feet in height.

- Existing Zoning and Land Use



The site was part of approximately 13 acres that were rezoned in 2020 (RZP 2020-007) to a conditional B-1 district that allowed up to 68,000 square feet (the remnant square footage of 1998-042) of retail, personal service, general and professional office uses, financial institutions, hotels and/or EDEEs including up to two accessory drive-through windows (with the second requiring a TIS). The site is surrounded by multi-family housing to the north, the Town of Mint Hill's zoning jurisdiction to the south, and vacant land closest to the subject property entitled through 2015-101 (Cresswind mixed-use development) for non-residential uses. The NW corner of Albemarle Road and Rocky River Road is in the rezoning process (2020-181) to entitle a grocery store and two outparcels.



General location of subject property denoted with red star.

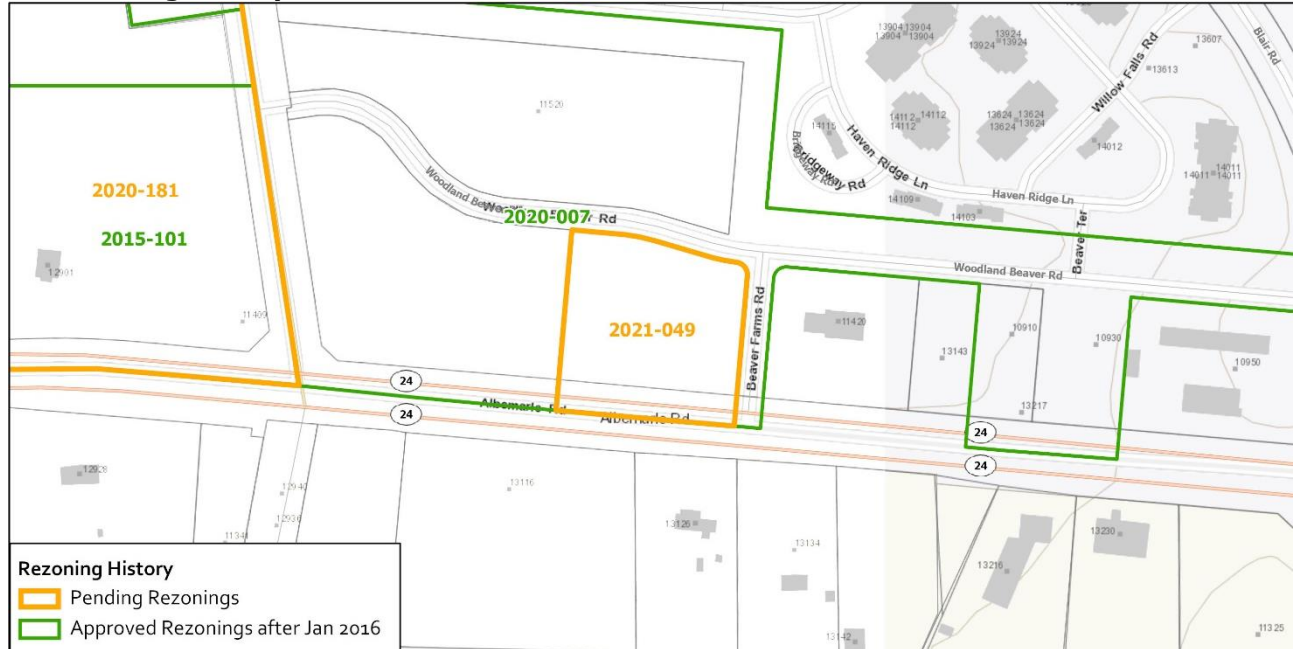


Streetview from Albemarle Road looking north toward the subject property.



Looking east from Woodland Beaver Road toward adjacent development within the original development. To date, the land served by Woodland Beaver Road has been developed with a two EDEEs (one with a drive-thru window) and a gas station.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-181	Site plan amendment to 2015-101 to permit grocery anchor with two retail outparcels.	Pending
2020-007	Request to rezone conditional plan approved in 1998 to entitle up to 68,000 SF of retail/office/hotel uses with up to two EDEEs with accessory drive-thru windows.	Approved
2015-101	Rezoning of approximately 371 acres to accommodate mixed residential and retail (Cresswind).	Approved

- Public Plans and Policies**



- The Albemarle Road/I-485 Interchange Study (2003) recommends multi-family/retail uses for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained major thoroughfare (Albemarle Road) and two private, local roads (Woodland Beaver Road and Beaver Farms Road). The petitioner commits to installing 6-foot sidewalk and 8-foot planting strip on proposed local streets and a 12-foot multi-use path on Albemarle Road to meet the Charlotte BIKE and Charlotte WALKS Policy. The site plan commits to installing curb ramps per ADA and PROWAG requirements. All outstanding CDOT comments have been addressed.

- **Active Projects:**

- N/A

- **Transportation Considerations**

- No outstanding issues.

- **Vehicle Trip Generation:**

Current Zoning:

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

Entitlement: 8,020 trips per day (based on 8,000 SF FF w/drive thru/60,000 SF retail).

Proposed Zoning: no data trips per day (based on car wash 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:** See advisory comments at www.rezoning.org
- **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:** Water service 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. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 16-inch water distribution main located along Albemarle Road. Charlotte Water currently does not have sewer system accessible for the rezoning boundary under review. The closest available sewer main is approximately 1000 feet south of the rezoning boundary on Clear Creek Commerce Drive. A developer donated project will be required in cases there is not direct service. See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **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:** No outstanding issues.

OUTSTANDING ISSUES

Environment

- ~~1. Site is required to provide 15 percent tree save on site. Please depict required tree save on site plan.~~ **ADDRESSED**

Site and Building Design

- The petitioner should match all architectural standards from petition number 2020-007. The petitioner has presented notes (4.c, 4.d, and 4.g) addressing height, building materials, and transparency levels that deviate from the committed architectural standards from 2020-007. Petitioner should explain why notes cannot be accommodated or update as requested. **OUTSTANDING**
- ~~Petitioner should remove EDEE Type 1 or 2 with accessory drive-through window as a permitted use or commit in conditional notes to the adherence of TIS guidelines from approved rezoning 2020-007 to either 1) submittal of a TIS if site is the second EDEE with accessory drive-through~~

~~to develop within the rezoning boundary of 2020-007, or 2) amend the TIS completed for the second EDEE with accessory drive thru as permitted by 2020-007.~~ ADDRESSED

REQUESTED TECHNICAL REVISIONSSite and Building Design

- ~~4. Please provide clarity with note 2.a regarding permitted uses. The note's composition, particularly the second sentence which states "...as allowed in the B-1 zoning district if they are also allowed in the B-2 zoning district" may be confusing to reviewers.~~ ADDRESSED
- ~~5. Note 3.b and 4.d provide different dimensions for planting strips provided along internal private streets. Please address.~~ ADDRESSED

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

Planner: William Linville (704) 336-4090