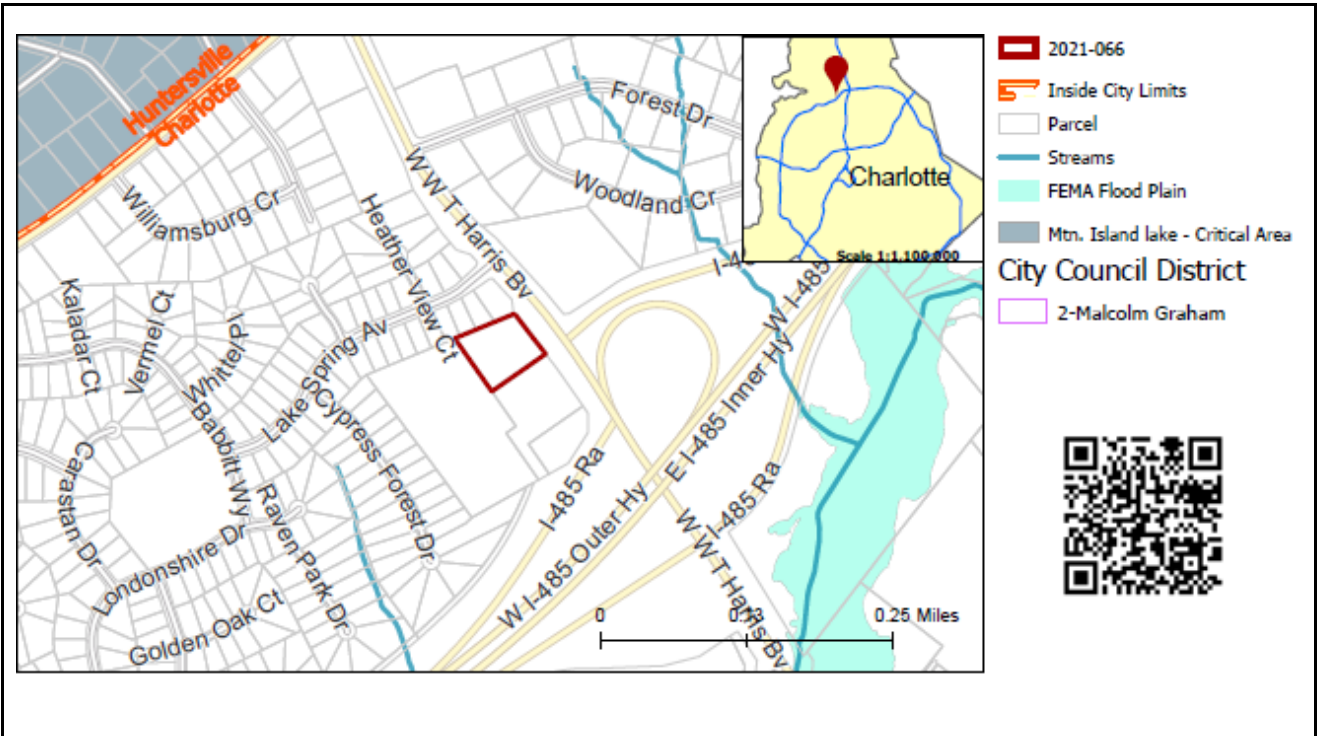


REQUEST

Current Zoning: B-2(CD) (general business, conditional)
Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

LOCATION

Approximately 1.74 acres located on the west side of West W.T. Harris Boulevard, south of Mt. Holly-Huntersville Road, and west of Interstate 77.



SUMMARY OF PETITION

The petition proposes to amend a previously approved rezoning plan (2017-182) to allow the previously approved carwash as a principle use in an alternate location on the site.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

QuikTrip Corporation
TE Wash Holdings, LLC and ROC Wash Holdings, LLC
Keith MacVean, Moore & Van Allen, PLLC

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 1

STAFF
RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

This petition is **consistent** with the *Northlake Area Plan (2008)* recommendation of office/retail use.

Rationale for Recommendation

- This petition proposes constructing a car wash, relocating the car wash approved to be constructed in a different Development Area from Rezoning 2017-182 to this location.
- This petition's proposal is consistent with the current land use of office/retail.

- The site’s proximity to Interstate 485 and the adjacent QuikTrip gas station make relocating this car wash to this development area an appropriate use.
- The petition commits to establishing a Class B buffer (56.25 feet) and building an 8-foot masonry wall along a portion of the site’s northern border to maintain an appropriate transition between the single-family neighborhood that lies adjacent to the site.

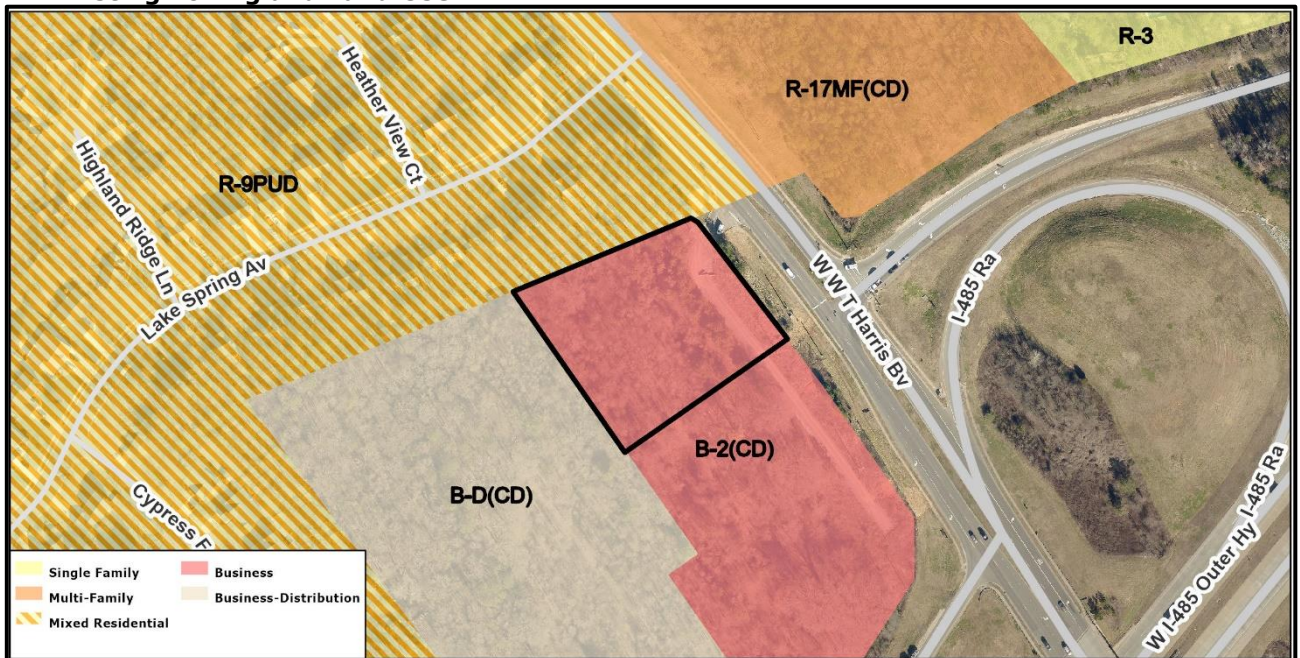
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan amendment contains the following changes:

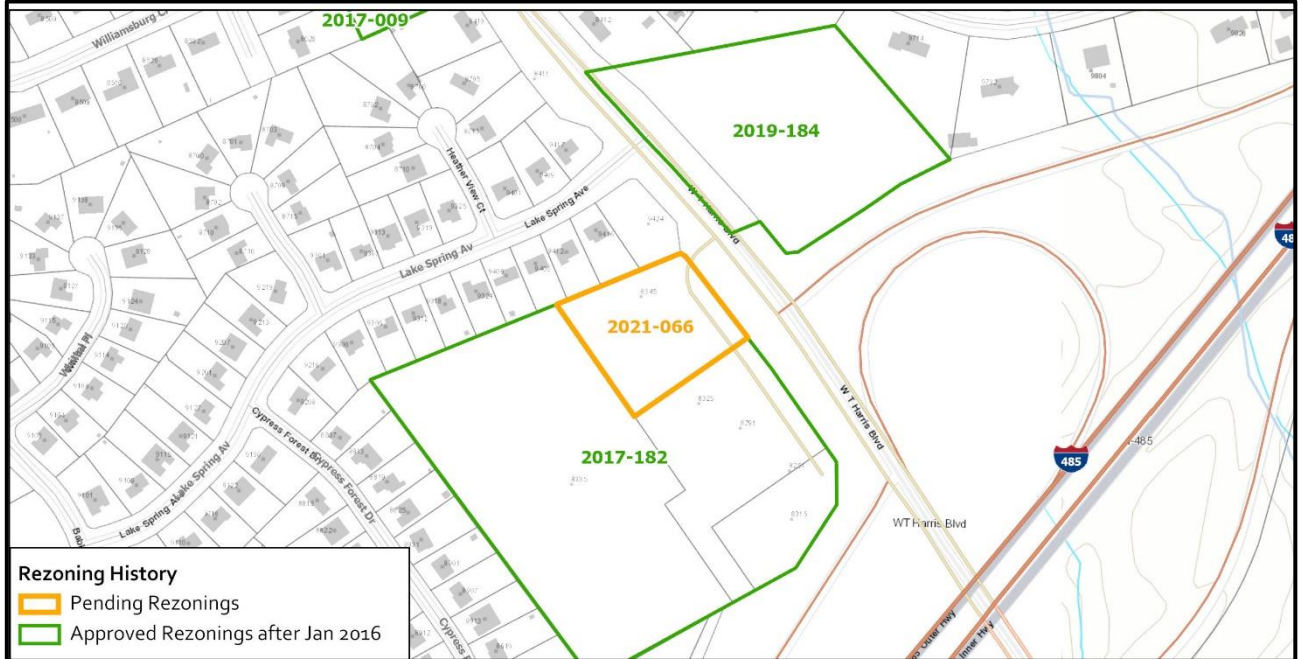
- Relocates the development of a car wash and accessory uses as allowed in the B-2 zoning district.
- Limits the maximum height to 32-feet.
- Limits the site to 6,000 square-feet of gross floor area including the car wash.
- Proposes a 3-foot tall masonry screening wall along the site’s frontage.
- Maintains an undisturbed 56-foot, Class B buffer with an eight-foot tall masonry wall along the northern boundary of the site.
- Maintains a minimum 20-foot wide landscaped building and parking setback and a 14-foot wide multi-use path along West W.T. Harris Boulevard.

• **Existing Zoning and Land Use**



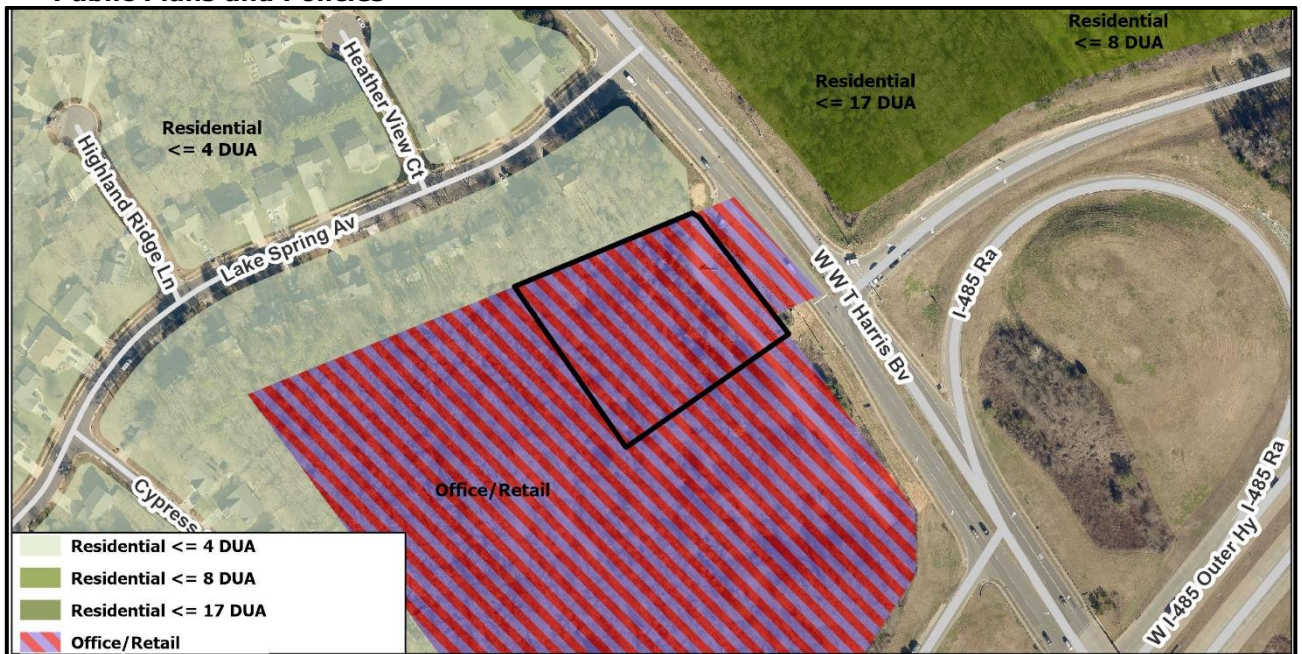
Rezoning 2017-182 allowed development of a QuikTrip gas station and other commercial uses including eating/drinking/entertainment establishments (EDEEs), carwash, retail, offices, medical offices, indoor pet services, personal services, financial institutions and climate controlled self-storage.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-009	Rezoned 2.97 acres to allow up to 75 age-restricted, multi-family units in one single building	Approved
2017-182	Rezoned 11.96 acres to allow development of a QuikTrip gas station and other commercial uses including eating/drinking/entertainment establishments (EDEEs), carwash, retail, offices, medical offices, indoor pet services, personal services, financial institutions and climate controlled self-storage.	Approved
2019-184	Rezoned 4.2 acres to allow up to 71 age-restricted multi-family units in one single building.	Approved

• **Public Plans and Policies**



- The *Northlake Area Plan (2008)* calls for Office/Retail for the site.

• **TRANSPORTATION SUMMARY**

- The site is located on a State-maintained major thoroughfare road (West WT Harris Boulevard). The site falls within the boundaries of the Northlakes Area Plan. All CDOT comments have been addressed.
- **Active Projects:**
- None
- **Transportation Considerations**
- ~~See Outstanding Issues, Notes 1 & 2.~~ Addressed
- **Vehicle Trip Generation:**
- Current Zoning:
 - Existing Use: 225 trips per day (based on 20,063 square-feet of office uses).
 - Entitlement: 120 trips per day (based on 47,100 square-feet of warehouse uses).
- Proposed Zoning: no data to estimate trips (based on a 6,000 square-foot automated car wash).

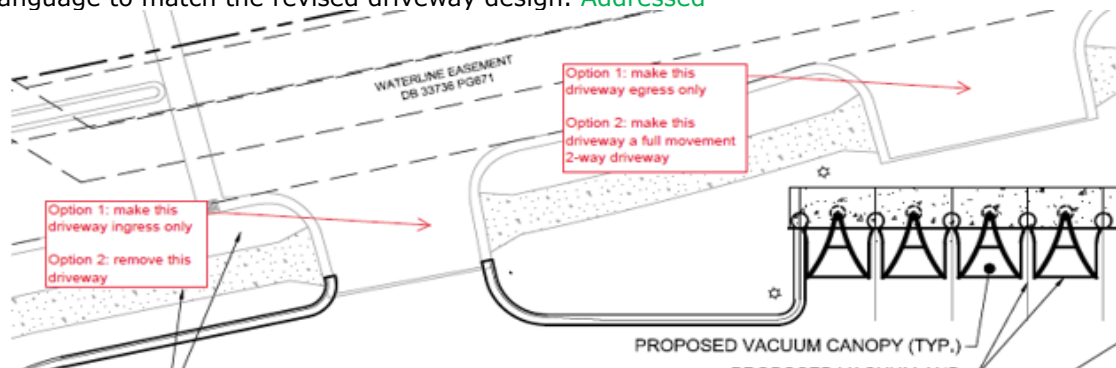
DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** 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 16-inch water distribution main located along W.T. Harris Blvd. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along W.T. Harris Blvd. 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

Transportation

1. ~~Either remove the right in only driveway and keep the full access drive or keep the right in only access driveway and convert the full access drive to egress only. Revise conditional note 2f. to update this language to match the revised driveway design.~~ Addressed



REQUESTED TECHNICAL REVISIONS

Transportation

2. ~~Revise the site plan and conditional note(s) to incorporate the minor conditional note corrections below.~~
Addressed

b. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY ~~ADJUSTMENTS~~ **or NCDOT** SPECIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC ~~CONDITIONS~~ **or NCDOT** STANDARDS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

d. THE PETITIONER WILL CONSTRUCT REQUIRED ROADWAY IMPROVEMENTS AND PROVIDE ANY REQUIRED SIDEWALK AND UTILITY EASEMENTS NEEDED FOR THESE IMPROVEMENTS PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, SUBJECT TO THE PETITIONER'S ABILITY TO REQUEST THAT CDOT ALLOW A BOND TO BE ~~FOR~~ **sidewalk utility easement** IMPROVEMENTS NOT FINALIZED AT THE TIME OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AS ALLOWED BY CDOT.

e. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY REQUIRED RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.

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

Planner: Michael Russell (704) 353-0225