



Zoning Committee

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.
(Council District 2 - Graham)

PETITIONER

TE Wash Holdings, LLC and ROC Wash Holdings, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northlake Area Plan (2008)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/retail use.

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

- 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.

Motion/Second: Welton / Rhodes

Yeas: Blumenthal, Chirinos, Ham, Rhodes, and Welton

Nays: Samuel and Spencer

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

A commissioner asked if any vested rights would expire if the petition would be denied. Staff responded that the car wash would be entitled on the site with no loss of vested rights. A commissioner asked for clarification where the original location was proposed. Staff showed the former location.

There was no further discussion of this petition.

MINORITY OPINION

The minority states they are reluctant to relocating the approved car wash to be constructed in a different Development Area (Rezoning 2017-182) next to residential.

PLANNER

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