

REQUEST	Current Zoning: B-1 (neighborhood business) and B-1SCD (shopping center) Proposed Zoning: B-1(CD) (neighborhood business, conditional)
LOCATION	Approximately 2.4 acres located on the northeast corner at the intersection of North Sharon Amity Road and Central Ave. (Council District 5 - Autry)
SUMMARY OF PETITION	The petition proposes to allow the development of a 9,000-square foot building for a gasoline service station and convenience store with accessory pumps, retail and restaurant uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Morris Investment Company and Eastland, LTD QuikTrip Jeff Brown/Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Eastland Area Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 5-0 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A note has been added that a building for any uses other than a convenience store with accessory pumps will be placed along the minimum 20-foot setback along Central Avenue and that parking or circulation will not be allowed between the building and the street. 2. A note has been added that only one principal building will be allowed on site. 3. A note has been added that accessory service windows will not be allowed on the site. 4. A note has been added that the petitioner will install the community entrance sign. 5. A note has been added that large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, glass windows, water table, and/or soldier course. 6. A detail of the proposed retaining wall has been provided. 7. Note 8A has been removed from the site plan. 8. A note has been added that pole signs will not be allowed on the site and that monument signs will be limited to 14 feet in height. 9. The driveway along Sharon Amity Road has been removed and placed along the internal drive.
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VOTE	Motion/Second: Nelson/Labovitz
	Yeas: Dodson, Eschert, Labovitz, Nelson, and Sullivan
	Nays: None
	Absent: Ryan and Walker
	Recused: None

ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee and indicated that all the outstanding issues had been addressed and that the
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petition is consistent with the *Eastland Area Plan*. There was no further discussion of this petition.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A 9,000-square foot structure for a gasoline service station and convenience store, restaurant and retail uses.
 - Accessory service pumps and canopy to serve the convenience store use along Sharon Amity Road.
 - An eight-foot planting strip and six-foot sidewalk along Sharon Amity Road, Central Avenue, and private internal drive.
 - Accessory service windows will not be permitted on the site.
 - Detached lighting limited to 22 feet in height.
 - Elevations of the proposed structures.
 - A note that building materials will be a combination of brick, stone, precast stone, precast concrete, synthetic stone, stucco, metal panels and wood.
 - A detail of the proposed retaining wall.
 - A note that all detached signage will be ground mounted and limited to 14 feet in height.
 - Rear solid wall enclosure of the proposed dumpster area will be screened with six-foot tree plantings.
 - Dedication of 50 feet of right-of-way from the centerline of Central Avenue and Sharon Amity Roads.
 - A 2.5-foot tall intermittent low screen wall along Central Avenue and Sharon Amity Road.
 - Proposed landscaping and tree planting detail has been provided along all public street frontages and the private drive.
 - Reservation of area at corner of North Sharon Amity Road and Central Avenue for a community entrance sign which will be installed by the petitioner
 - No more than one principal building.
 - Site access from Central Avenue and private drive, along with internal access to the abutting property.
 - A building for any uses other than a convenience store with accessory pumps will be placed along the minimum 20-foot setback along Central Avenue and parking or circulation will not be allowed between the building and the street.
 - Accessory service windows will not be allowed on the site.
 - Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, glass windows, water table, and/or soldier course.
 - Details of the proposed retaining wall are provided.
 - Pole signs will not be allowed on the site and monument signs will be limited to 14 feet in height.
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- **Public Plans and Policies**
 - The *Eastland Area Plan* (2003) recommends single family, multi-family, office, and retail for the subject property.
 - This petition is consistent with the *Eastland Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.

- **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326