

REQUEST	Current Zoning: B-1 (neighborhood business) and B-1SCD (shopping center) Proposed Zoning: B-1(CD) (neighborhood business, conditional)
LOCATION	Approximately 2.40 acres located on the northeast corner at the intersection of North Sharon Amity Road and Central Avenue. (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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is consistent with the <i>Eastland Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Morris Investment Company and Eastland, LTD and City of Charlotte 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

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.
 - 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.
 - 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 neighborhood monument sign.
 - No more than two principal buildings.
 - Site access from Central Avenue and Sharon Amity Road, along with internal access to the abutting property.
- **Existing Zoning and Land Use**
 - The subject property is currently zoned B-1 (neighborhood business) and B-1SCD (shopping center) and developed with a 2,200-square foot commercial structure which is vacant. The surrounding properties are zoned R-12MF (multi-family residential), O-2 (office), B-1 (neighborhood business), and B-1SCD (shopping center) and developed with residential and commercial structures.
- **Rezoning History in Area**
 - Petition 2013-100 rezoned 1.20 acres west of the site subject site to O-1(CD) (office, conditional) to allow the development of 9,000-square foot office building.

- **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:** CDOT has the following requests:
 - Remove the proposed driveway along Sharon Amity Road and shift access to the existing private driveway.
 - Shift the proposed driveway on Central Avenue 50 feet north of its current location.
 - Revise Note "d" under Streetscape, Buffers, and Landscaping to specify that any proposed decorative wall will be located outside of the public right-of-way, and will not interfere with any required sight triangles as determined by CDOT.
 - Revise Note "e" under Streetscape, Buffers, and Landscaping to the following: "The petitioner will provide at the intersection of North Sharon Amity and Central Avenue an area for the construction of a community identification sign that creates a focal point and identity marker for the area. The petitioner will work with Eastside Residents on the design of the proposed identification sign. The proposed identification sign will be located outside of the public right-of-way and not within any required sight triangles as determined by CDOT."
 - Provide a conceptual drawing/schematic that represents the "alternative design" noted in the Miscellaneous: Alternative Design section located on Sheet RZ-2.
 - **Vehicle Trip Generation:**
Current Zoning: 2,100 trips per day.
Proposed Zoning: 5,200 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **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*.
 - Minimizes impacts to the natural environment by building on an infill.

OUTSTANDING ISSUES

- The petitioner should:
 1. Add a note that the 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 a note that parking or circulation will not be allowed between the building and the street.
 2. Show the location of the second proposed principal structure on the site plan.
 3. Add a note that accessory service windows will not be allowed on the site.
 4. Add a note that the petitioner will install the community entrance sign.
 5. Add a note 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. Provide a detail of the proposed retaining wall.

7. Remove Note 8A from the site plan.
 8. Add a note stating that pole signs will not be allowed on the site and that monument signs will be limited to five feet in height and width.
 9. Address Transportation comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- 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