

REQUEST	Current Zoning: R-4 (single family residential), INST(CD) (institutional, conditional) and B-1 (neighborhood business) Proposed Zoning: NS (neighborhood services)
LOCATION	Approximately 1.03 acres located on the northwest corner at the intersection of Idlewild Road and East W.T. Harris Boulevard. (Council District 5 - Autry)
SUMMARY OF PETITION	The petition proposes to allow the development of a 4,084-square foot, one story building for an automotive service station and convenience store with accessory pumps.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is inconsistent with the <i>Eastland Area Plan</i> , which recommends institutional uses for the subject parcels; however, the new automobile service station and convenience store will be located at the intersection of two major thoroughfares and will replace an existing service station already located at this intersection.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	New Hope Baptist Church and Circle K Stores, INC Circle K Stores, INC Mitch Craig / SEPI Engineering
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 12

PLANNING STAFF REVIEW

- **Background**
 - Petition 2011-031 rezoned 1.67 acres located west of the site along Idlewild Road to INST(CD) (institutional, conditional) to allow 9,500 square feet for a nonprofit dental office use, religious facility and associated parking. Approximately 0.25 acres of the subject property were included in the previous petition and allowed accessory parking.
- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

 - A 4,084-square foot building for a convenience store with gasoline sales.
 - Accessory service pumps and canopy to serve the convenience store use will be located along W.T. Harris Boulevard.
 - Four-sided elevations of the proposed structure.
 - Detached lighting limited to 20 feet in height.
 - Building materials will be a combination of brick, brick veneer, precast stone, precast concrete, synthetic stone, and EIFS.
 - Large expanses of wall exceeding 20 feet in length will be avoided through the use of articulated facades.
 - A 14-foot Class "C" buffer, which may be reduced to 10.5 feet with the use of a fence, wall or berm, adjacent to religious institutional uses.
 - A 14-foot planting strip and six-foot sidewalk along W.T. Harris Boulevard and a 13-foot planting strip and six-foot sidewalk along Idlewild Road.
 - Proposed six-foot sidewalk along the northern end of the site will taper to tie in with the existing five-foot sidewalk along East W. T. Harris Boulevard.
 - Identification signage limited a ground mounted sign that will be a maximum of 50 square feet.
 - Prohibition on drive-through service windows.
 - Proposed tree save area of 6,903 square feet.
 - Existing CATS bus shelter pad will be retained.
 - Site access via driveways on East W. T. Harris Boulevard and Idlewild Road.
 - Parking calculations provided for the existing abutting religious institution to show that additional parking can be provided to account for the 50 spaces that will be removed as part of the subject rezoning petition.

- **Existing Zoning and Land Use**
 - The subject property is currently zoned R-4 (single family residential), INST (CD) (institutional, conditional) and B-1 (neighborhood business) and developed with an existing gas station and parking associated with an abutting religious institutional facility and dental clinic. The surrounding properties are zoned R-4 (single family residential) and B-1(CD) (neighborhood business, conditional) and developed with residential and commercial structures.
 - **Rezoning History in Area**
 - Petition 2011-031 rezoned 1.69 acres to allow the development of a total of 9,500 square feet for a dental office use, religious institutional use and associated parking.
 - **Public Plans and Policies**
 - The *Eastland Area Plan* (2003) recommends institutional uses for the subject property.
 - This petition is inconsistent 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:** Petitioner should dedicate 50 feet from the centerline along W.T. Harris Boulevard and Idlewild Road.
 - **Vehicle Trip Generation:**
 - Current Zoning: 1,500 trips per day.
 - Proposed Zoning: 1,300 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.
 - **Charlotte Water:** 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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Remove the note for signage and add a note signage will be allowed per the Ordinance.
 2. Add a note that required parking for the existing religious institutional and dental office use on parcels 133-21-118 and 133-21-142 will be constructed prior to any permits being submitted for the convenience store use.
 3. Recalculate the parking for the church property by adding the parking required for the dental clinic approved by Petition 2011-031.
 4. Remove the word "possible" from the new parking for the church and dental clinic. This must be done in order for the redevelopment of the convenience store to take place.
 5. Remove the word "dwelling" (which is located on the old sanctuary, the metal building and the accessory buildings for the church), unless these are places where people live, from sheet C-2.0.
 6. Add a note listing the proposed building materials.

7. Amend the site plan to include the appropriate headings.
 8. Address Transportation comment.
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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
- Charlotte Water 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