

<b>REQUEST</b>	Current Zoning: CC (commercial center) Proposed Zoning: CC SPA (commercial center, site plan amendment)
<b>LOCATION</b>	Approximately 0.81 acres located on the northwest corner at the intersection of Wilkinson Boulevard and Ashley Road. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow fuel sales with a small convenience store located within the existing surface parking lot of a Wal-Mart Shopping Center.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Wal-Mart Real Estate Business Trust Murphy Oil USA, Inc. Greg Sistrunk
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon the resolution of the outstanding issues, which are related to parking lot landscaping and commitments to ensure architectural compatibility, and the requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>Central District Plan</i> recommendation for retail uses.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• Gasoline sales are an allowed use in the CC (commercial center) but were not included on the original site plan.</li> <li>• Impact on the walkability of the larger center will be limited because the use will be located within the existing surface parking lot but away from the existing Wal-Mart and close to Ashley Road, and will not interfere with the pedestrian environment along Wilkinson Boulevard.</li> <li>• The use is screened from Wilkinson Boulevard by existing buildings.</li> <li>• The proposed use does not create additional impervious surface area.</li> </ul>
---------------------------------	--

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan amendment contains the following changes:
  - Allows a convenience store containing up to 1,400 square feet of gross floor area, with fuel sales (a maximum four gas pumps and eight fueling stations).
  - Prohibition on drive-through windows on the subject site.
  - Proposed five parking spaces, including one handicap space.
- **Existing Zoning and Land Use**
  - The property was rezoned via rezoning petition 2004-052 to CC (commercial center) from B-2 (general business) to allow for a retail center with a number of outparcels. All uses allowed in the CC (commercial center) zoning district would be permitted as well (which includes gasoline sales). The building layout for the proposed bank was amended by petition 2007-75.
  - The site plan for the 2004 rezoning was a product of a charrette involving adjacent property owners, neighbors, City staff and other stakeholders. The resulting plan, which incorporated a Wal-Mart and four outparcels, was designed to strengthen the pedestrian character of Wilkinson Boulevard, and support internal walkability and future transit.
  - Wilkinson Boulevard is a commercial corridor that includes a variety of commercial/retail, office, institutional, and industrial uses. Residential neighborhoods adjoin the property to the north.
  - See "Rezoning Map" for existing zoning in the area.

- **Rezoning History in Area**
  - There have been no recent rezonings in the immediate area.
- **Public Plans and Policies**
  - The *Central District Plan* (1993) recommends retail land uses for this site and recognizes Wilkinson Boulevard as a redeveloping commercial and employment corridor.
  - The *2030 Transit Corridor System Plan* (2006) recommends that a future phase of the City LYNX Gold Line serve the Wilkinson Boulevard/Airport Corridor. Sprinter Enhanced Bus is currently operating along Wilkinson Boulevard.
  - The petition supports the *General Development Policies-Environment* by accommodating an additional use within an existing shopping center, thereby minimizing further environmental impacts.

#### **TRANSPORTATION CONSIDERATIONS**

- The subject property is located within an existing development that already has good access to Wilkinson Boulevard and good internal circulation. Although the trip generation potential for this site increases, the new trips will mostly be either internal trips within the surrounding retail development or pass by trips that are already present on Wilkinson Boulevard.
- The key consideration for this site from a transportation perspective is to properly integrate this use into the existing development and to ensure that gasoline tanker trucks can service the site without impacts. CDOT is satisfied that this zoning proposal achieves this by properly designing the access internal points.
- **Vehicle Trip Generation:**  
Current Zoning: 0 trips per day (existing parking lots with no development)  
Proposed Zoning: 1,300 trips per day

#### **DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **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 comments received.
  - **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.
- 

#### **OUTSTANDING ISSUES**

##### Site and Building Design

1. Specify width of proposed sidewalks shown on the site plan.
2. Provide a landscaping plan for the northern edge of the subject site to separate the new use from the existing parking lot and to enhance the aesthetics of the proposed use.
3. Provide details/elevations to clarify how the proposed structure and canopies will be compatible with the adjacent shopping center.

#### **REQUESTED TECHNICAL REVISIONS**

1. Under heading of Permitted Uses remove last paragraph pertaining to total improvements and number of outparcels.
2. Remove note under Permitted Uses that states the number of outparcels for this development

shall increase from four to five.

---

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Transportation Review
  - Charlotte Fire Department 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:** Claire Lyte-Graham (704) 336-3782