

March 16, 2015

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: NS (neighborhood services)
LOCATION	Approximately 1.25 acres located on the northeast corner at the intersection of Harrisburg Road and Camp Stewart Road. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes to redevelop the site by removing the existing convenience store and constructing a 6,000-square foot building for a convenience store, with an automotive service station.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Rocky River Area Plan</i> and will provide neighborhood serving retail in the area.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Weldegebriel Uebeab and Mihreteab Letebrehan Weldegebriel Uebeab Brian Upton and William Pugh, The Isaacs Group, P.C.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 14

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposed convenience store and automotive service station.
- Maximum one story, 6,000-square foot building.
- Site access proposed via Camp Stewart Road and Harrisburg Road.
- Left-turn lanes provided for driveways on Harrisburg Road and Camp Stewart Road.
- Dedication of 50 feet of right-of-way along Harrisburg Road and 37.5 feet of right-of-way along Camp Stewart Road.
- Building elevations provided, which reflect brick as the primary building material. Canopies and dumpster enclosures will be constructed of same materials as the primary building.
- A 20-foot Class "C" buffer abutting single family zoning and/or land uses.
- Detached lighting limited to 20 feet in height.

- **Existing Zoning and Land Use**

- The subject property is currently developed with a grandfathered commercial structure built in 1947 and used as a convenience store, and a detached garage that is accessory to a single family detached dwelling. Surrounding uses include single family detached dwellings, a religious institution and civic, social service and fraternal facilities in R-3 (single family residential) zoning.

- **Rezoning History in Area**

- There have been no rezonings in the immediate area in recent years.

- **Public Plans and Policies**

- The *Rocky River Area Plan* (2006) recognizes the existing commercial use and the need for neighborhood serving retail in the area, which helps to reduce vehicular trips for local residents.
 - The petition is consistent with the *Rocky River 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:**
 1. Ensure that a fuel delivery truck can maneuver through the site without encroaching upon the

- required vehicular queuing areas.
 - 2. Set back of curb along Harrisburg Road a distance of 35 feet from the centerline of the existing roadway to accommodate a four-lane Avenue cross-section, with center turning lane, and an eight-foot planting strip and six-foot sidewalk.
 - 3. Set back of curb along Camp Stewart Road a distance of 24 feet from the centerline of the existing roadway to accommodate a two-lane Avenue cross-section, with center turning lane, and an eight-foot planting strip and six-foot sidewalk.
 - 4. Access to Harrisburg Road may be limited to a right-in-right-out condition depending on available intersection sight distance and other variables, to be determined by NCDOT and CDOT during the permitting phase.
 - **Vehicle Trip Generation:**
Current Zoning: 100 trips per day.
Proposed Zoning: 2,000 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.
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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 lot.

OUTSTANDING ISSUES

- The petitioner should:
 1. Submit an amended rezoning application that reflects the reduction of acreage.
 2. Amend information under heading of Development Data to reflect proposed uses as a convenience store and automotive service station.
 3. Amend note under heading of Permitted Uses to specify permitted uses as automotive service station and convenience store, and delete the following: "those uses and accessory uses that are permitted in the NS district."
 4. Amend note under heading of Purpose to delete reference to a carwash.
 5. Specify building materials under heading of Architectural Standards.
 6. Label elevations to reflect the abutting street names.
 7. Complete a subdivision recombination for tax parcel 111-091-21 prior to a decision on this petition so required buffer will be located on the commercial property.
 8. Provide a combination of berm, low masonry wall and/or landscaping to minimize the views of the drive-through lanes and pumps.
 9. Provide a detail of the screen wall along Harrisburg Road.
 10. Address Transportation issues.
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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

Planner: Sonja Sanders (704) 336-8327