

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-075

Property Owner: Wal-Mart Real Estate Business Trust

Petitioner: Charlotte Metro Credit Union

Location: Approximately 1.19 acres located on the west side of Ashley Road between Greenland Avenue and Lumina Avenue

Center, Corridor or Wedge: Corridor

Request: CC SPA, commercial center site plan amendment

Summary

This petition proposes to amend a portion of the building layout approved as a part of petition 2004-052 for the Charlotte Metro Credit Union.

Consistency and Conclusion

The request is consistent with the *Central District Plan* and is appropriate for approval upon resolution of the outstanding site plan issues.

Background

The petitioned site is part of the Wal-Mart development approved by rezoning petition 2004-052. The total improvements on the site will not exceed 350,000 square feet. The approved site plan allows the petitioned site to be developed as a bank with the drive through lanes on the north side of the building. The site plan established a 35-foot “build to” line off of Ashley Road and the internal street with eight-foot planting strips with six-foot sidewalks are required along Ashley Road.

Existing Zoning and Land Use

The properties to the north of the site are residential and are zoned R-4, single family residential. To the east, the property along Wilkinson Boulevard is zoned B-1 and is commercial. The remaining property to the east is a vacant site zoned R-8, single family residential. The properties to the south and west are zoned a mixture of office, business and commercial and are developed for non-residential purposes.

Rezoning History in Area

The most recent rezoning in the area was the 2004 petition for the subject property. In 2002, a rezoning for the YMCA at Donald Ross Road and West Boulevard was approved.

Public Plans and Policies

The *Central District Plan* (1993) shows the subject property as commercial.

The property is less than ¼ mile from Wilkinson Boulevard, which is the expected route of the West Corridor Transit line. The plan adopted by the Metropolitan Transit Commission's 2030 *Transit Corridor System Plan* calls for a future streetcar line on Wilkinson Boulevard. CATS is in the process of establishing enhanced Rapid Bus service along the route, extending from the Center City to the airport. A station location is planned at Wilkinson Blvd. and Ashley Road. Because of its proximity to a transit station location, the *Transit Station Area Principles* adopted by City Council in November 2001 as a part of the *General Development Policies* are relevant. The policies encourage a dense pedestrian-friendly development in proximity to planned stations.

Proposed Request Details

The proposed request moves the drive-through lanes to the south side of the building, eliminates the 35-foot "build to" line, and shows parking between the building and Ashley Road.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT comments are forthcoming.

CATS. CATS did not have comments on this petition.

Storm Water. Storm Water Services indicates that no additional recommendations are needed at this time.

School Information. This petition will not affect the school system.

Outstanding Issues

Land Use. This request is consistent with the *Central District Plan* and is appropriate for approval from a land use perspective.

Site plan. The following site plan issues are outstanding:

- All applicable notes from the approved site plan for petition 2004-052 should be added to the site plan.
- Sidewalk and planting strips should be labeled and with dimensions.
- The building should be no more than 4 stories in height.
- The total building improvements for the outparcels is limited to 120,000 square feet. The site plan should show the existing square footage, the proposed square footage, and the remaining available square footage in the site data table.
- The proposed bank should be on the site so that the parking is not located between the building and the inbound driveway on Ashley Road.