



**Application: 2012-588 Exxon/7-11**

**Pre Public Hearing Rezoning Staff Analysis**

**June 15, 2012 (Updated 7/3/12)**

## **Project Summary**

<b>Location:</b>	1700 Windsor Square Drive
<b>Owner:</b>	SL & E Investments
<b>Agent:</b>	Dean Prevette
<b>Current Zoning:</b>	Conditional (C)
<b>Proposed Zoning:</b>	B-2 (CD)
<b>Existing Use:</b>	Gas Station
<b>Proposed Use:</b>	Gas Station
<b>Community Meeting:</b>	Occurred 6/28/12 ( No attendees, no concerns voiced)

## **Summary of Request**

In conjunction with the Town's policy of converting old conditional zonings into current zoning classifications, the owner of the property requests a rezoning to B-2 (CD). In addition to the zoning change, 7-11 plans to add a 2,487 sq ft expansion of the convenience store. The number of fuel dispensers is capped at 6 which is the same condition as today. A variance will be required to reduced the required transitional setback for the new building expansion.

## **Staff Recommendation**

Staff recommends approval of this rezoning request subject to the required variance being approved by Board of Adjustment prior to the decision date.

## Pre Public Hearing Staff Analysis

### Planning Staff Review

#### **Background And History**

The Exxon station at 1700 Windsor Square Drive was developed in 1988 in conjunction with the construction of the Windsor Square shopping center. Currently zoned conditional, the property owners seek to convert the property to B-2 (CD), renovate, and expand the store and canopy.

#### **Details of the Site Plan**

The site layout and access points will remain unchanged. The most substantial change involves the convenience store addition and canopy extension to the southeast (The building and canopy will be expanded to your right if are standing in front of the site). The expansions do not impact vegetation at the site and occur within the existing parking area. The convenience store is designed with faux windows facing Independence Blvd and will be constructed of brick. The canopy addition is to be constructed to match the existing structure and will feature the same roof style and brick canopy columns.

#### **Summary of Proposed Conditions**

3. The maximum number of fuel dispensers at the site will be six.
4. Site access is limited to existing curb cuts. No direct connection is allowed to Independence Blvd.
6. Signage within storefront glass is limited to 50% of window area.
7. The trash enclosure will be brick and will match the building.
8. No car wash is allowed at the site.
9. LED light banding will be limited to the colors red and green.
11. The pylon sign will be removed and replaced with a conforming monument sign.
12. All trees along property frontage will remain.

#### **Outstanding Issues/Staff Comments**

1. A variance to transitional ROW requirements would be required for the property to be rezoned as currently designed. This is similar to what occurred for the Genghis Grill site.



## Pre Public Hearing Staff Analysis

### Consistency with Adopted Plans and Policies and Town Vision Statements

In accordance with the Land Use Plan, B-2 zoning and uses such as gas stations are appropriate on the US 74 corridor.

### Reports from Town Departments and County Agencies

#### **Matthews Police**

None received

#### **Matthews Fire**

None received

#### **Public Works**

None received

#### **Matthews Parks and Recreation**

None received

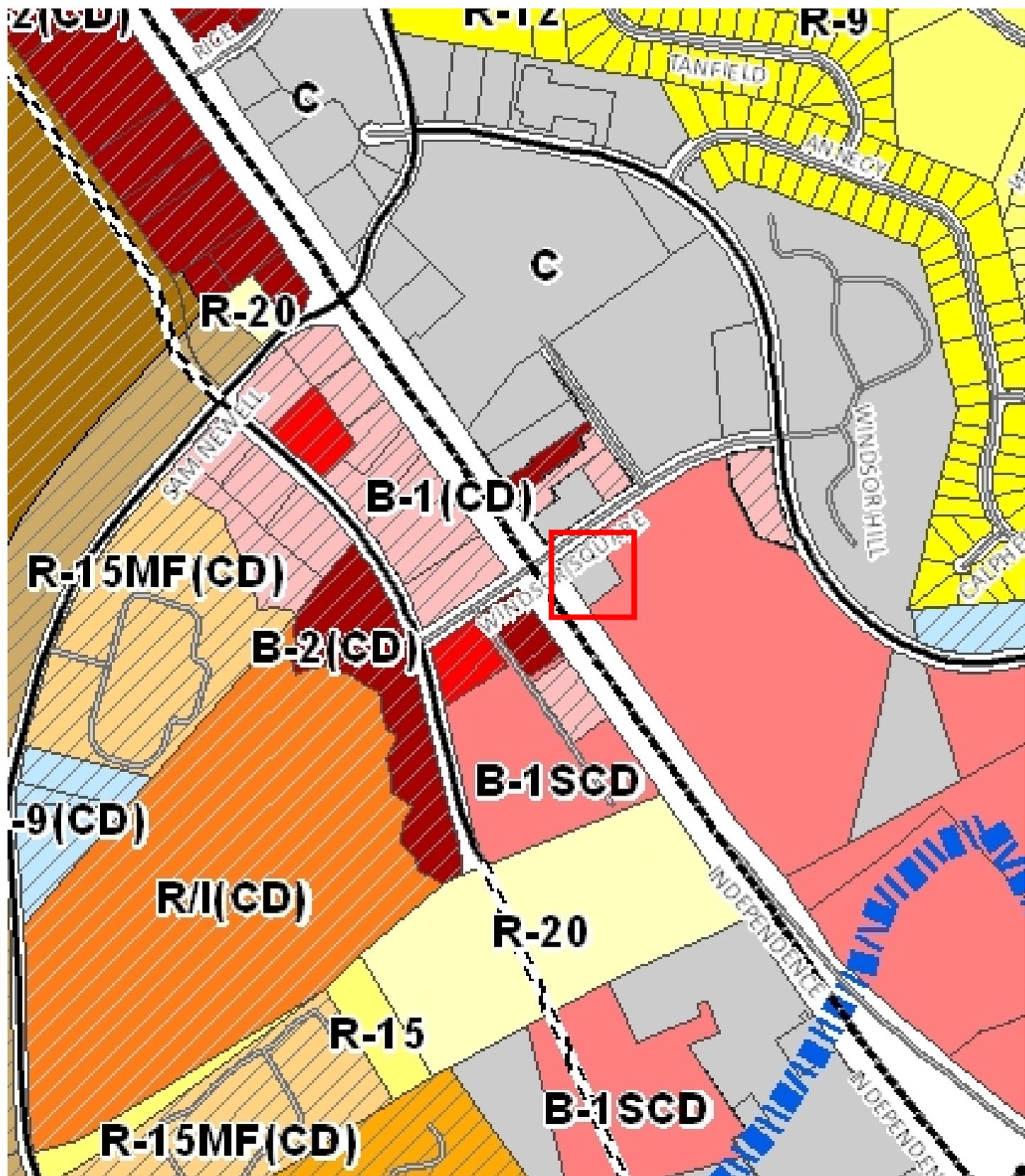
#### **Charlotte Mecklenburg Schools**

N/A

#### **PCO Concept Plan Approval Required?**

No

Area Zoning Map



**Site Photos**

*Area of Expansion*



*Pylon to be removed at time of construction*

**Proposed Elevations**



**3** SOUTHWEST ELEVATION - E. INDEPENDENCE BLVD  
3/16" = 1'-0"



**4** NORTHWEST ELEVATION - WINDSOR SQUARE DR  
3/16" = 1'-0"



**2** SOUTHEAST ELEVATION  
3/16" = 1'-0"



**NORTHEAST ELEVATION**  
3/16" = 1'-0"