Application: 2012-585 Circle K

Pre Public Hearing Rezoning Staff Analysis
May 7, 2012

Project Summary

Location: 3424 Matthews Mint Hill Rd

Owner: BNY Western Trust
Agent: Chris Hope

Current Zoning: B-2 (CD)

Proposed Zoning: B-2 (CD)
Existing Use: Gas station and convenience store
Proposed Use: Gas station with addition pumps and new convenience store
Community Meeting: Occurred March 19th

Summary of Request

The site would be modified by way of removing the existing under-canopy convenience store and the existing car wash while adding new gas dispensers and a larger convenience store at the rear of the site. The car wash would not be replaced.

Staff Recommendation

Staff recommends approval of this request
Planning Staff Review

Background And History
The current gas station and convenience store was constructed in 1988. It was a legal nonconforming site until a rezoning in 1994 that changed the parcel to B-2 (CD) and allowed for a 14’ x 18’ expansion of the retail store.

Details of the Site Plan
The owner proposes to leave the existing gas canopy in place while constructing a new, 3,684 square foot convenience store to the rear of the property. The existing convenience store would be demolished and replaced with 2 new gas dispensers that can accommodate up to four vehicles at a given time. The car wash would not be replaced. A new “pork chop” median would control access along Matthews-Mint Hill Rd and only allow right in/right out access whereas today it is a full movement curb cut.

Summary of Proposed Conditions
3. Pylon sign proposed to be amortized by way of removal within 10 years of a rezoning approval.
   A monument sign that conforms to the current sign chapter would be allowed as a replacement.
4. Exterior lighting to meet standards in new lighting ordinance
7. Sidewalk is to be installed on the property frontage
8. A maximum of 8 gas dispensers (MPD’s) will be allowed at the site
9. No carwash is allowed at the site
10. Building materials to be predominantly brick with EIFS accents (see attached rendering)
Planning Staff Review

Outstanding Issues/Staff Comments

1. Sidewalk shown through existing sign
Consistency with Adopted Plans and Policies and Town Vision Statements

Although there are no specific references to this intersection in the land use plan, the use is appropriate based on existing and proposed development on the other 3 corners. According to Mint Hill planning staff, a commercial development is planned opposite this parcel on the Mint Hill side of Idlewild Road.

Reports from Town Departments and County Agencies

Matthews Police
None received

Matthews Fire
None received

Public Works
Some concerns about location of underground detention close to future ROW

Matthews Parks and Recreation
None received

Charlotte Mecklenburg Schools
N/A

PCO Concept Plan Approval Required?
No
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PID 215-162-03; 3424 Matthews-Mint Hill Road

Current zoning: B-2(CD)

Proposed zoning: B-2(CD) change of conditions; this zoning request seeks to change conditions to allow for a convenience store raze and rebuild.