

## Project Summary

<b>Location:</b>	Portion of 10701 Monroe Rd
<b>Owner:</b>	Quattlebaum Associates
<b>Agent:</b>	John Carmichael, Robinson, Bradshaw & Hinson P.A.
<b>Current Zoning:</b>	I-1
<b>Proposed Zoning:</b>	B-2 (CD), I-1 (CD) and I-1
<b>Existing Use:</b>	Vacant Land
<b>Proposed Use:</b>	Gas Station with convenience store and future outparcel development
<b>Community Meeting:</b>	Occurred December 11, 2013

## Summary of Request

The proposal entails the construction of a Quik Trip gas station and convenience store and a planned future building on a separate lot.

## Staff Recommendation

It has long been Town Board policy to limit the B-2 zoning category to the Independence Boulevard corridor only. Staff considers the use appropriate for the location although it does not meet the site design requirements within the recently adopted UDO.

When the UDO becomes effective on April 1st, gas stations with convenience stores become a by right use in I-1 provided that they meet the site design requirements.

### Planning Staff Review

#### **Background And History**

The site is the former location of a mill that has since been demolished. Currently, the property consists of the foundation of the mill and associated parking. Of note, the southern portion of the property not included in the rezoning is planned for a car wash and other future development. The car wash is an allowed use in the I-1 district and does not require a rezoning. A minor subdivision request has been submitted for the site with the Sketch Plan scheduled to go before Planning Board on Tuesday, January 28th.

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

A central private drive separates the Quik Trip and proposed car wash that is not a part of the rezoning. Behind the Quik Trip, a development pad for an unspecified user is reserved for future development. A right in/right out access will be located closest to the Family Dollar truck driveway.

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

1. B-2 (CD) portion of rezoning limited to gas station and convenience store use only and will consist of the number of pumps shown and no car wash.
2. No maximum floor area for lot 2 but a restriction of uses and 50% of street facing façade to be brick
3. Two access points, one full movement and one right in/right out
4. 10x10 bus stop pad to be provided for existing CATS stop

### Planning Staff Review

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

1. The proposed layout, which is typical for the Quik Trip chain, proposes the gas canopy in front of the building along Monroe Rd. New design guidelines within the UDO call for the canopy to be located behind the building. Staff has worked with the applicant on a design treatment with knee walls and landscaping along Monroe to mitigate the discrepancy between new UDO requirements and the applicant's intended layout.
2. Planning Staff recommends that the secondary access to Monroe be removed and replaced with a connection to Family Dollar. This scenario would require approval from Family Dollar.
3. The existing street trees were installed by the Town and do not appear to be in great health. Their removal will require Town approval.
4. Power lines should be shown in renderings to better convey the final product.
5. Outdoor lighting shall meet standards of Ordinance. Existing "Wall pack" style lighting should be removed from power poles.
6. Monument sign must be shared message and not reserved only for Quik Trip
7. Staff recommends future site plan/elevation approval for lot 2
8. Allowed uses, not disallowed uses should be listed on plans
9. Window advertisements within windows should be limited to a percentage of window area
10. The public sidewalk may need to be rerouted around the 10x10 bus stop waiting area

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

The layout of the site conflicts with preliminary recommendations within the Monroe Road Small Area Plan as well as UDO requirements for gas stations.

### **Reports from Town Departments and County Agencies**

#### **Matthews Police**

Report attached

#### **Matthews Fire**

Report attached, no concerns

#### **Public Works**

Report attached

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

No comment

#### **Charlotte Mecklenburg Schools**

N/A

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

Yes

#### **Charlotte Area Transit**

Bus stop improvement recommendations incorporated into site plan

## **Impact Analysis**

Currently, we are performing impact analysis primarily for residential projects.

## **Projected Financial Impact of Proposed Fountains Matthews**

Based on staff analysis of over a dozen gas stations in Mecklenburg County in various locations, it appears that the average value of gas station/convenience store site is approximate \$2,000,000. The estimated tax value would yield annual Matthews taxes of approximately \$6,350.

Current Tax Generation for entire 11.4 acre site: \$5,595 or \$490/acre

Estimated Tax Generation for 2.24 acre Quik Trip site: \$6,350 or \$2,834/acre

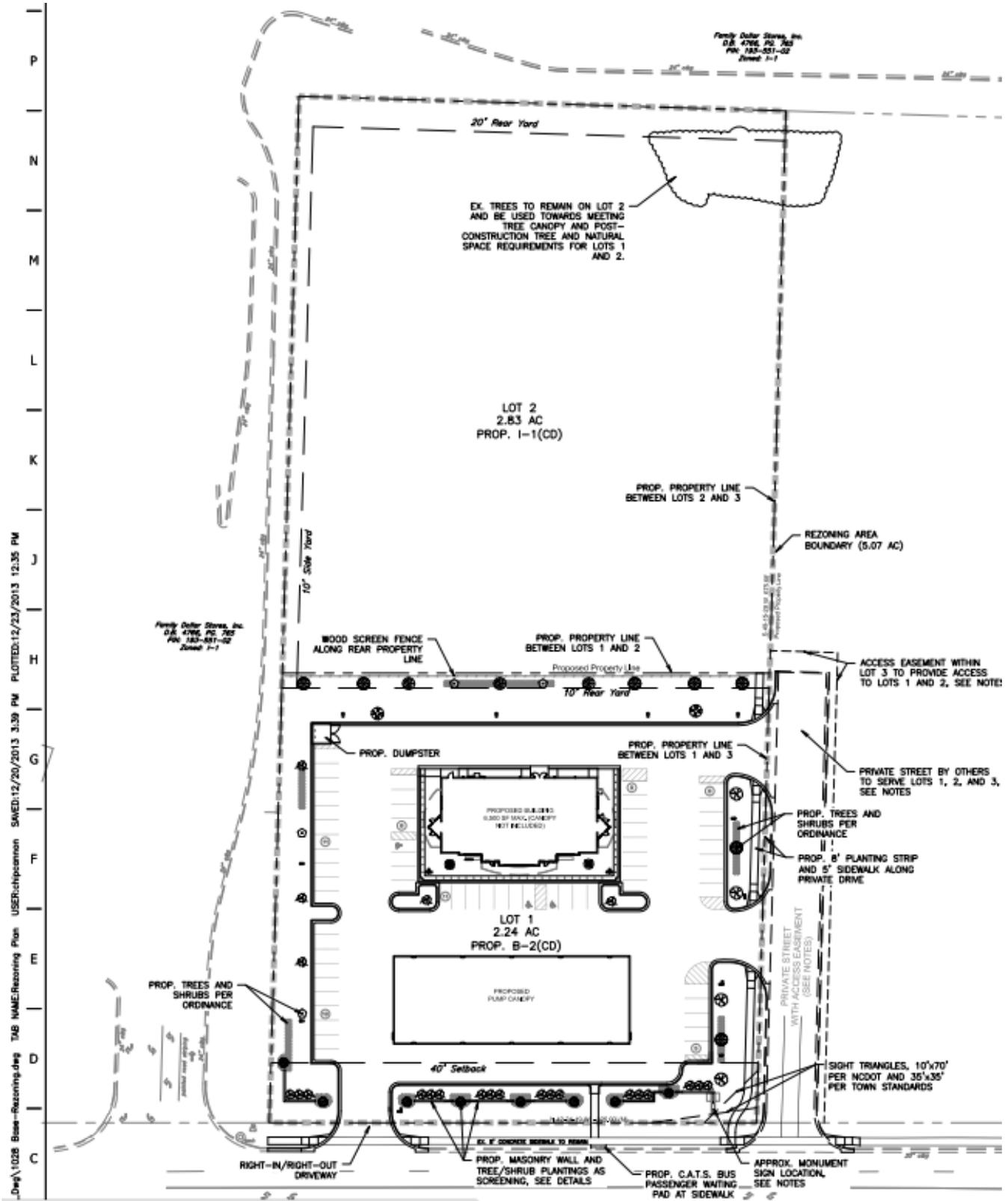
We have not estimated the financial impact of the 3 acre future development lot behind Quik Trip due to a lack of information about what may be built in the future. It is our understanding that a car wash and other uses are planned for the remainder of the property not subject to this rezoning.

*\*The above are estimates of potential tax generation based on research by the Planning Department. The tax assessors office will ultimately determine the value of the property*

Aerial Imagery of Site Boundaries



Site Plan



\_Dwg\1028 Base-Reasoning.dwg TAB: NAME: Reasoning Plan USER: rchippocannon SAVED: 12/20/2013 3:39 PM PLOTTED: 12/23/2013 12:35 PM

Renderings



## **MEMORANDUM**

TO: Jay Camp, Senior Planner

FROM: Chief Dennis N. Green, Fire & EMS Chief

DATE: Tuesday, January 07, 2014

RE: Application # 2013-605 - PID 193-211-02 - 10701 Monroe Road - QuikTrip

After review of the site plan and other documents for this application the Fire & EMS Department has no concerns as related to the proposed building of this structure.

## Memorandum

**From:** Chief Rob Hunter  
**To:** Jay Camp, Town Planner  
**Date:** January 2, 2014  
**Subject:** Review of Proposed Site Plan

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**Regarding:** Application 605 / 'Quik Trip'

After a complete review of the applicant and the requested location, I find / recommend the following:

No concerns / recommendations with proposed site / location

X Concerns / recommendations with proposed site / location (see below)

**Comments:** No significant concerns, though I note on the site map that the only access point fronting Monroe Road is labeled "Right-in / Right-out", but nothing in the map or the notes state how that is to be controlled; I have no concerns should that restriction not be included. As for the other access points from the 'Private Street', I assume the Easement obtained would be legally binding upon any future owners of that property (Lot 3) and that access not lost.

If you have any questions, please let me know.

**The employees of the Matthews Police Department strive to promote a safe community by preventing crimes and reducing the fear of crime, while treating all individuals fairly and with respect.**

**Our members will demonstrate honesty, professionalism and integrity, while building the partnerships necessary to enhance the safety of our community.**

# Memo

To: Jay Camp, Sr. Planner  
From: Ralph S. Messera, Public Works Director  
Date: January 2, 2014  
Subject: QT Rezoning

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Looking at the latest version of the plans for the QT project, Public Works submits the following comments:

1. Will the street on Parcel #3 be complete prior to QT? How is that guaranteed?
2. Regarding the second access point, we were expecting a pork chop, or redesign to clearly make this operate as a right-in/right-out, but this plan seems to make no provision for R/Rat all.
3. The Environmental Advisory Committee requested that a Benzene study be submitted prior to public hearing for their review, to allow them to make a recommendation to the Board. Has that been completed?
4. We see no data on the rezoning plans regarding storm water facilities? We would like the general storm water detention area designated, along with the impervious area calculation.

If we note anything else, we will notify you.