

Memo

To: Planning Commission
From: Bryan Myrkle, Community Development Director
Date: April 29, 2016
Re: 681 & 687 Lansing Street

On your May Planning Commission agenda are a series of items related to a project planned by Speedway Corporation at those addresses.

Speedway proposes to purchase a portion of 681 Lansing Street, which is Maple Brook Golf Course, and combine that with its existing property for an enlargement of its operation here in Charlotte.

This is an extensive redevelopment of the entire speedway site, including a new building and enlarged dispenser area.

This will require three separate approvals on your part – a Master Plan change, a recommendation for rezoning, and site plan approval. All three need to be handled as separate actions.

MASTER PLAN

The City's Future Land Use Map contemplates the long term existence of the golf course, and as such, all of that property is shown as golf course in the Master Plan. Because this is a relatively small parcel of property merely being transferred from one neighbor to another, making this adjustment would not affect the overall integrity of the plan for that area.

Both uses, golf course and gas station, exist now and are expected to continue for the foreseeable future, making this change relatively insignificant.

If the overall project is agreeable to the Planning Commission, I see no reason for an objection based on the content of the Master Plan.

REZONING

While both uses (golf course and gas station) are commercial in nature, the golf course is actually zoned R-2 Single Family Residential. Golf Courses are an allowed, conditional use in an R-2 zones. However, gas stations are not allowed in an R-2 zone, so Speedway has submitted a request to rezone the parcel it intends to buy.

While the golf course itself represents a significant amount of single family residential property in the area, there are no actual single family residences present. That specific area of Lansing Street is wholly commercial, and no single family residences would be impacted by making this change.

I have included an aerial photo showing the property to be purchased, split and then combined.

Therefore, I see no reason to deny this rezoning request.

SITE PLAN

Speedway has submitted a site plan for this proposed project for your consideration. There will be full-sized plan sets available for your review prior to, and during, the meeting. An electronic copy was included with your packet materials.

I have reviewed the site plan for zoning-related issues such as setback requirements, lighting, parking, landscaping, fencing, screening and signage and have not identified any issues. I believe Speedway's site plan is substantially or completely within compliance with our ordinance.

As Planning Commission members, you are charged with reviewing the site plan in accordance with Section 82-471(D), which asks you to review the following, when applicable:

- Location and design of driveways
- Need for service drives
- Parking lot layout (including driveway ingress and egress)
- Loading and unloading areas

- Location and requirements for fences, walls and greenbelts
- Special site features (playgrounds, pools, etc.)
- Landscaping plan

My review of Speedway's submitted site plan did not identify any significant issues, and I believe the plan could be approved as presented. However, you may have questions or comments about the plan, and representatives of Speedway Corporation will be present at your meeting to make a presentation about the project and answer any questions you may have.

Any comments received from other City departments will be communicated in a separate memorandum.