

Memo

To: City of Charlotte Planning Commission
From: Bryan Myrkle, Community Development Director
Date: March 31, 2017
Re: Speedway Site Plan revisions

Planning Commission members may remember that Speedway Corporation submitted a site plan for review and approval last year for a redevelopment project at its 687 Lansing Street location here in the City.

Due to some property acquisition Speedway has done since that time, they have revised the site plan to take advantage of additional space they now have to work with. However, the changes are fairly minor and the site plan is very similar to what was approved last year.

This is a complete reconstruction of its site, including the installation of new dispenser islands and dispensers, a new canopy and new convenience store building.

I have reviewed the site plan for conformity with local zoning regulations, specifically in terms of parking, lighting, signage, setback, entry and exit drives, landscaping and accessory uses, such as dumpster enclosure. I did not identify any areas of concern, nor conflict with local zoning regulation.

I have prepared a resolution for your use and reference at the meeting, and DPW Director Amy Gilson has also prepared a memo with comments regarding the plan. These should be included with your approval motion, and I have included that notation in the resolution.

In your packet is a copy of the site plan submittal, and I will have full-size printed plans, including color renderings available for your review at the meeting.

There will be representatives of Speedway Corporation at your meeting to answer any questions you may have.