



TO: City of Charlotte Planning Commission
FROM: Bryan Myrkle, Community Development Director
SUBJECT: 2022 Meijer Refresh – site plan review & approval
DATE: February 25, 2022

Meijer, located at 1167 East Clinton Trail, has submitted a site plan for Planning Commission review and approval, in support of a planned ‘refresh’ of the store intended for spring and summer of 2022.

The primary elements of this project that require Planning Commission review are the exterior dimensional changes to the building. The interior floor plan is of interest as it relates to useable floor area for parking requirement calculations, but details of the interior changes are not items for Planning Commission review.

The significant exterior changes include a proposed freezer addition on the east side of the building, and the addition of two public restrooms to the east side of the gas station building.

In reviewing these plans, it appears that there is nothing proposed that would result in non-conforming conditions under our zoning code. Landscaping is left largely unchanged, and in fact trees near the main building expansion are being preserved. There are only minor changes to exterior lighting, and any lighting that is being relocated will be replaced with shielded, downward facing fixtures as required. There are no changes to driveways or interior traffic lanes – interior directional signage remains consistent with existing signage. Updated identification/advertising signage will remain roughly the same size and in the same



location as existing signage. There are no proposed changes of use. In short, this is a very modest update to the existing approved site plan.

The one area that I would like to draw your attention to is parking requirements. This expansion will result in the net loss of one parking space at the site, reduced to 768 from 769 total spaces (main building and gas station combined). According to the calculations provide by the applicant, the site is under-parked by 59 spaces (their calculations show that our ordinance calls for 827 required spaces). However, this means the currently approved site plan is similarly deficient in parking. Without knowing everything that occurred during the original site plan review in the late 1990s, it is difficult for me to say whether the developer received a variance or other approval for this parking layout. It is possible that the useable floor area was measured differently at the time of the original development, which could account for the difference. I will try to do some historical research prior to our meeting so that we have that information.

In any case, the applicant is using the parking calculation for general retail which calls for 1 parking space for every 150 square feet of useable floor area. However, I believe the Meijer development qualifies as a shopping center or shopping plaza under our ordinance, which requires only 1 parking space for every 300 square feet of useable floor area. Our definition of shopping center or plaza is: *A privately owned commercial area having four or more stores that share a common parking lot or common driveways.* The primary Meijer store, along with the stand-alone gas station, the Subway and the Huntington Bank branch should satisfy the requirement of a shopping center to have 4 stores. Using this standard, the site is over-parked by nearly a factor of 2.

The Planning Commission must hold a public hearing on this site plan proposal at its meeting on March 1, and then vote on its approval. I have prepared a resolution of approval for use at your meeting, which is included with your meeting information.