

**APPLICATION 2016-655 STAFF REPORT
LIDL GROCERY STORE**

Pre Public Hearing Staff Analysis • March 2017



SUMMARY

Location

9816 Idlewild Road, Tax ID 19305119

Ownership/Applicant

Elizabeth Coffey Outen Trust

Zoning

Existing: R-15 Proposed: B-1(CD)

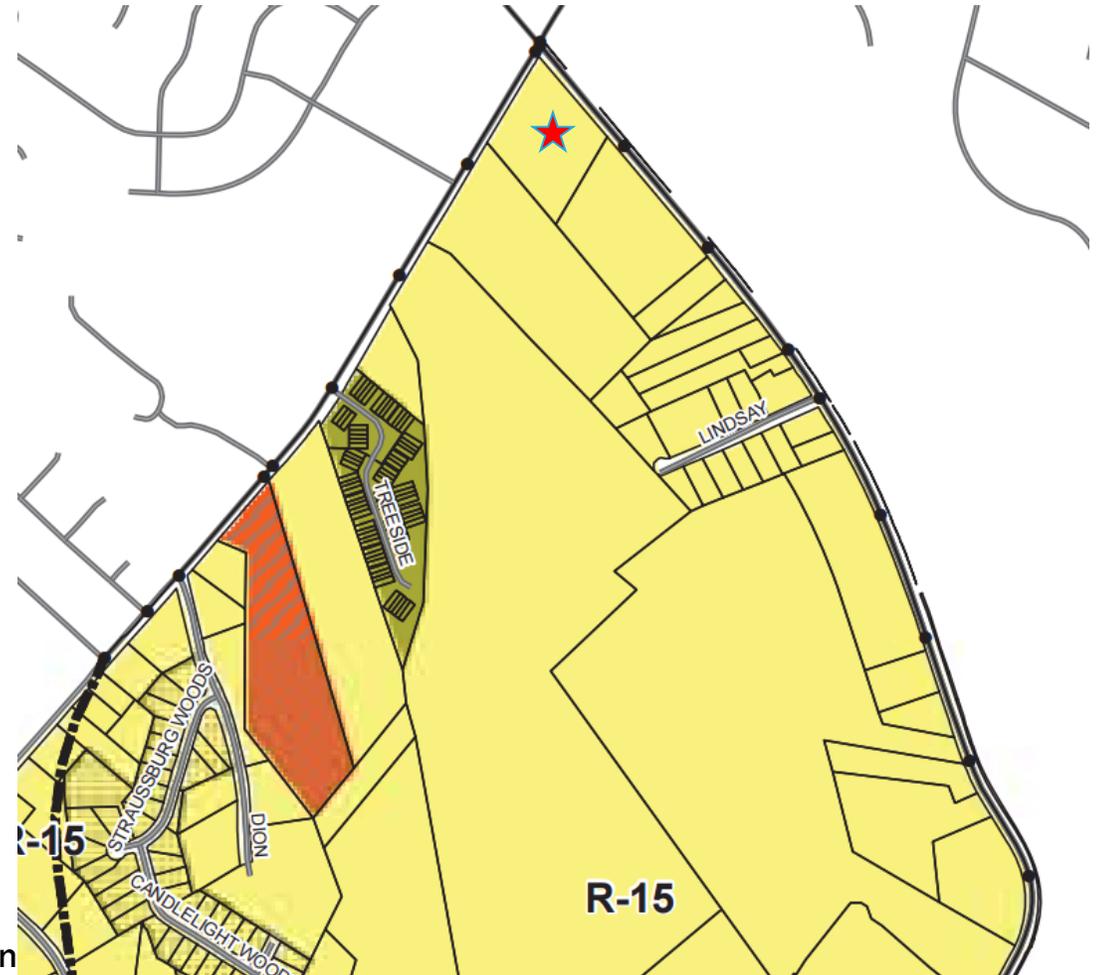
Use

Existing: Abandoned Home

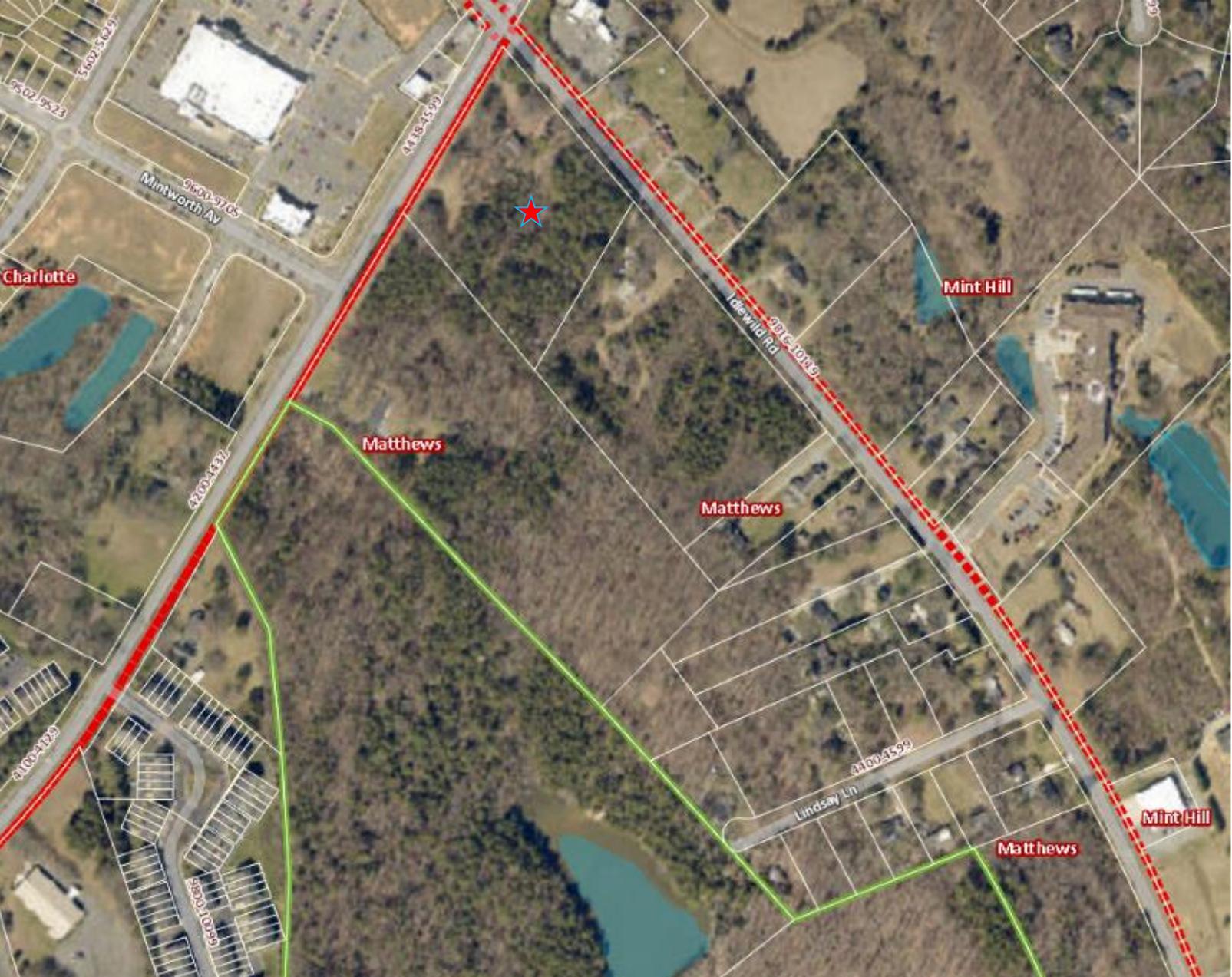
Proposed: Grocery Store

Request Summary

The applicant proposes a grocery store building and associated parking on a 4.92 acre site at the corner of Idlewild Road and Margaret Wallace Road.



PROJECT AREA



SITE INFORMATION AND BACKGROUND

Site Summary

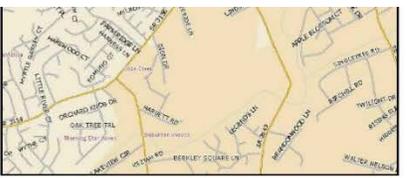
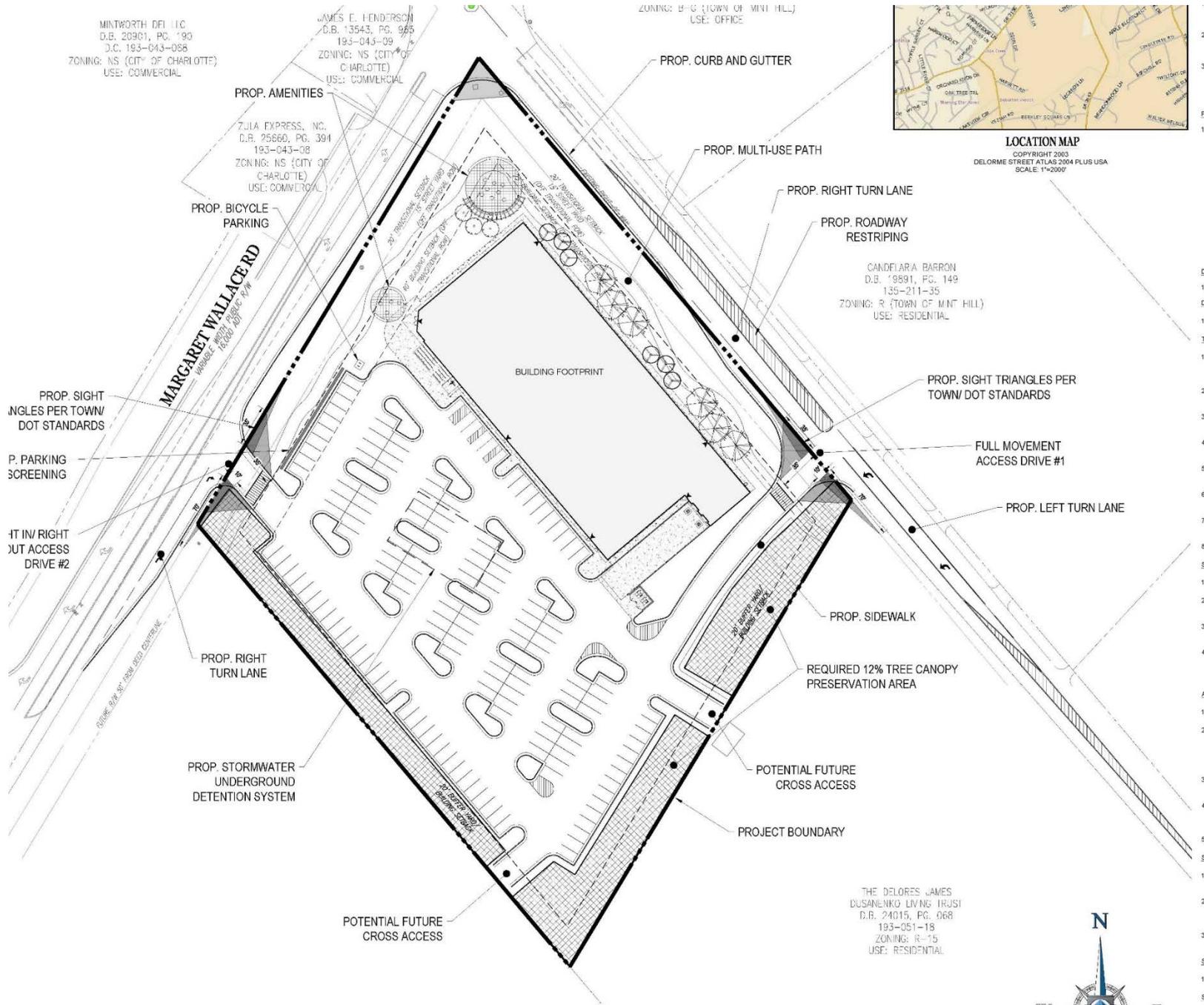
The property consists of almost 5 acres with 2 dilapidated homes being the only structures. Staff worked with both the Historic Preservation Action Committee and the Historic Landmarks Commission to determine if preservation of the 2 story home on the site was possible. It was determined that although the home is quite old, the level of deterioration was too severe to warrant preservation. Idlewild Park is located one parcel over from the site while the Mintworth Commons shopping center is across Margaret Wallace Road in Charlotte. A Time Warner office and communication tower and a gas station are located on the Mint Hill corners of the intersection

Previous Zoning Actions

None



PROPOSED SITE PLAN



LOCATION MAP
 COPYRIGHT 2003
 DELORME STREET ATLAS 2004 PLUS USA
 SCALE: 1"=2000'

MINTWORTH DFI LLC
 D.B. 20901, PG. 190
 J.C. 193-043-058
 ZONING: NS (CITY OF CHARLOTTE)
 USE: COMMERCIAL

JAMES E. HENDERSON
 D.B. 13543, PG. 965
 193-043-09
 ZONING: NS (CITY OF CHARLOTTE)
 USE: COMMERCIAL

ZONING: B-G (TOWN OF MINT HILL)
 USE: OFFICE

ZJLA EXPRESS, INC.
 D.B. 25860, PG. 394
 193-043-08
 ZONING: NS (CITY OF CHARLOTTE)
 USE: COMMERCIAL

CANDELARA BARRON
 D.B. 19891, PG. 149
 135-211-35
 ZONING: R (TOWN OF MINT HILL)
 USE: RESIDENTIAL

THE DELORES JAMES
 DUSANENKO LIVING TRUST
 D.B. 24015, PG. 068
 193-051-18
 ZONING: R-15
 USE: RESIDENTIAL

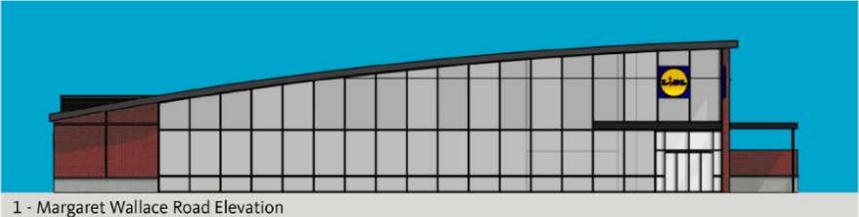
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PROPOSED ELEVATIONS

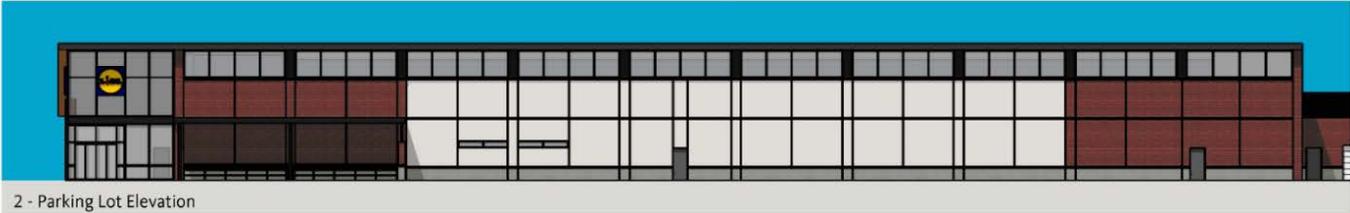


PROPOSED ELEVATIONS



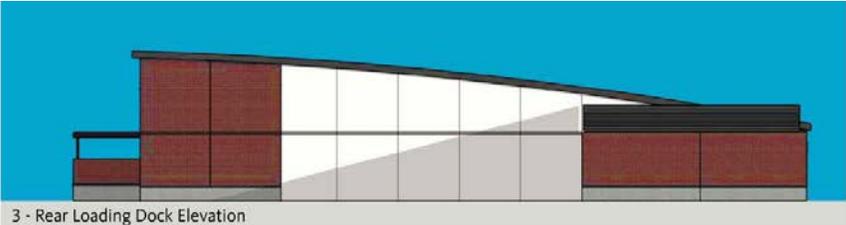
1 - Margaret Wallace Road Elevation

NON-GLAZED AREA: 575 SF.
BRICK AREA PROVIDED: 575 SF = 100%



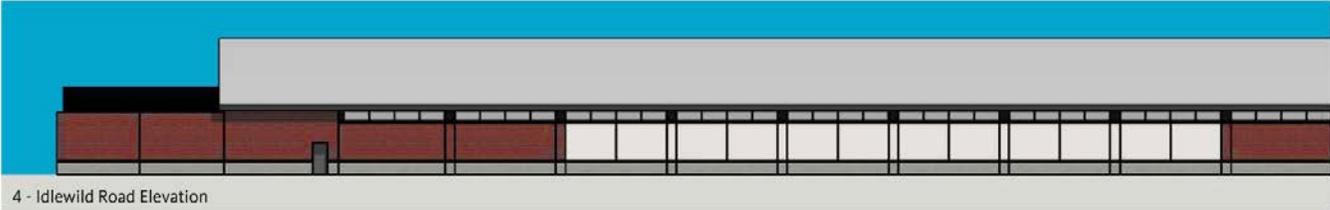
2 - Parking Lot Elevation

NON-GLAZED AREA: 5,490 SF.
BRICK AREA PROVIDED: 2,773 SF = 50.5%



3 - Rear Loading Dock Elevation

NON-GLAZED AREA: 3,505 SF.
BRICK AREA PROVIDED: 1,742 SF = 49.7%



4 - Idlewild Road Elevation

NON-GLAZED AREA: 3,508 SF.
BRICK AREA PROVIDED: 1,889 SF = 53.8%

SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Maximum of 40,000 sq ft of gross floor area.
2. 10' multiuse path on both road frontages
3. Two outdoor amenity areas
4. 50% brick building materials
5. Stub connections to both adjacent properties with cross access.

Allowed Uses

PERIMETER LANDSCAPING REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTE MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO THE FOLLOWING USES AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE DISTRICT:
 - a) GENERAL AND PROFESSIONAL OFFICES.
 - b) MEDICAL, DENTAL, OPTICAL OFFICES AND CLINICS.
 - c) LABORATORY AND RESEARCH FACILITIES, MEDICAL, DENTAL OR OPTICAL.
 - d) RETAIL SALES AND GENERAL MERCHANDISE, INCLUDING, WITHOUT LIMITATION, A GROCERY STORE THAT SELLS, AMONG OTHER THINGS, FOOD PRODUCTS AND ALC BEVERAGES.
 - e) BANK, CREDIT UNION, AND SIMILAR FINANCIAL SERVICE.
 - f) BARBER SHOP, BEAUTY SALON, NAIL SALON, AND SIMILAR PERSONAL SERVICE.
 - g) OFFICE WITH DISPLAY OF SAMPLE MERCHANDISE TO WHOLESALERS AND RETAILERS WHEN THE SAMPLES ARE ONLY VISIBLE WITHIN THE BUILDING AND NO SALES, OR DELIVERY OF MERCHANDISE FROM BUILDING.
 - h) BAKERY, RETAIL INCLUDING MANUFACTURING OF GOODS FOR SALE ON THE PREMISES ONLY.
 - i) COMMERCIAL OR CATERING KITCHEN, WITHOUT ON-SITE CUSTOMER/CLIENT FOOD SERVICE.
 - j) COPY, PRINTING AND PHOTO PROCESSING.
 - k) FLORIST SHOP.
 - l) MUSEUM OR ART GALLERY.
 - m) SOLAR COLLECTOR INSTALLATION AS AN ACCESSORY USE, SUBJECT TO 155.506.48 OF THE ORDINANCE.

DEVELOPMENT LIMITATIONS

1. THE MAXIMUM SIZE OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 40,000 SQUARE FEET OF GROSS FLOOR AREA.



TRAFFIC IMPACT AND ACCESS

Access

A full movement driveway is planned along Idlewild Road while Margaret Wallace Road would be a right in/right out access.

Daily Peak AM/PM Trips

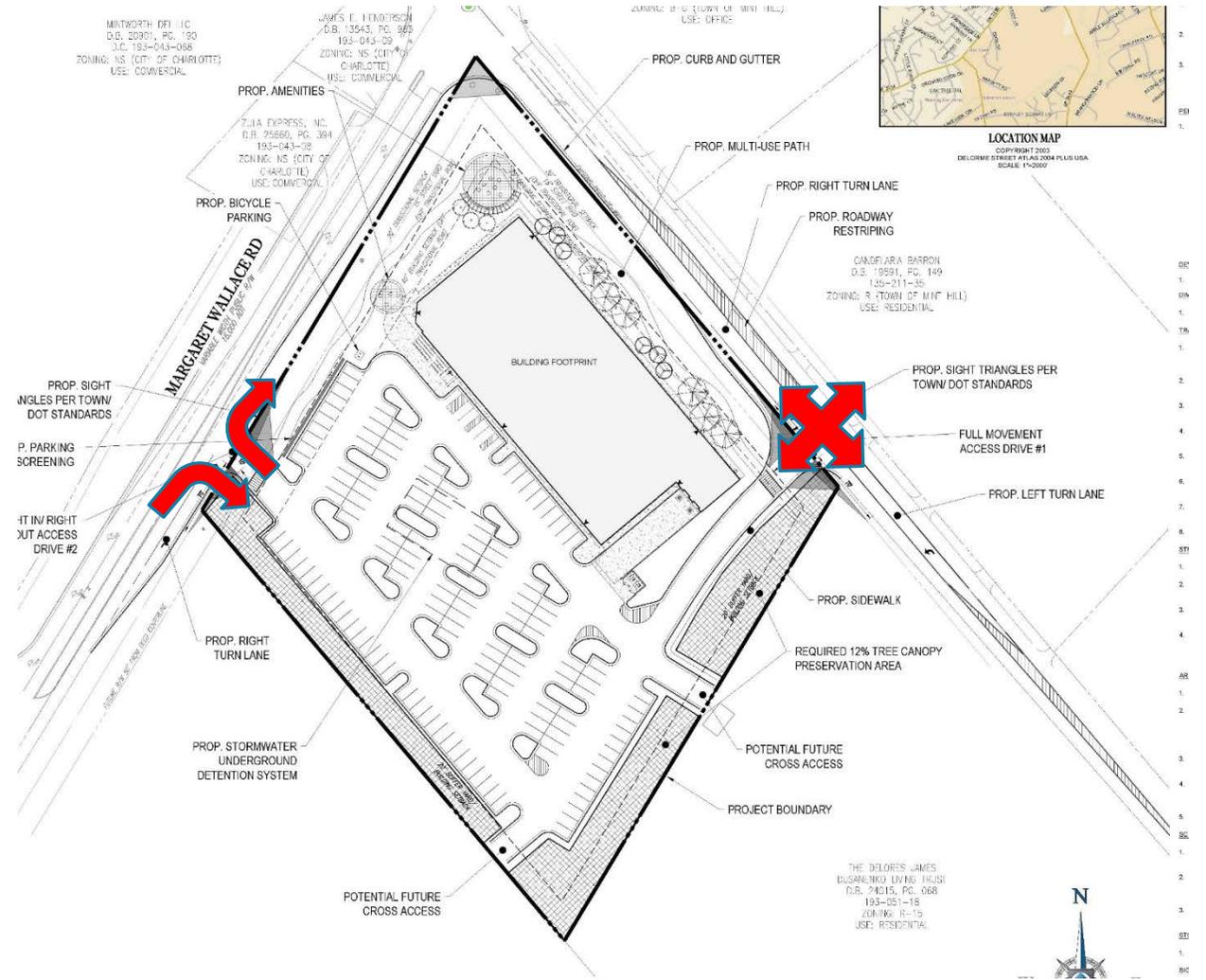
123 AM peak hour trips, 219 PM peak hour trips

Total New Trips

The site will generate an anticipated 3,700 new trips per day.

Proposed Road Improvements

Eastbound and westbound turn lanes on Idlewild Road, northbound turn lane on Margaret Wallace & raised center median to create a right in/right out drive access



TREES, VEGETATION AND STORMWATER

Tree Save

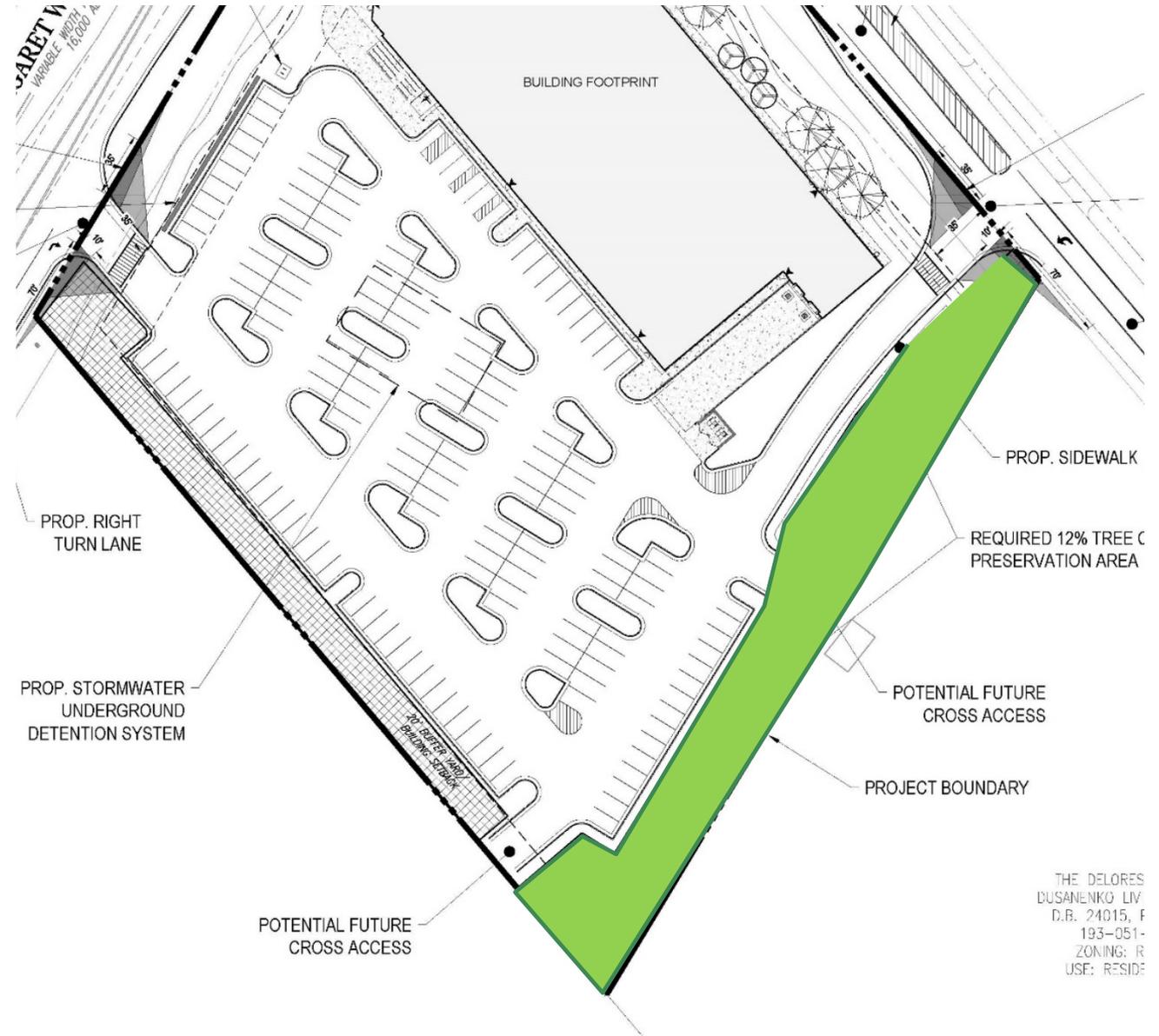
The B-1 district requires 12% of trees to be preserved. The applicant has indicated that the 12% will be achieved in tree save areas adjacent to residentially zoned areas.

Stormwater Management and PCO

The applicant plans underground detention to handle stormwater on the site.

Buffers

Existing trees are planned to provide buffers to adjacent residential properties. Some supplemental plantings could be required if existing trees are not sufficient.



LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The LUP states that higher density residential or institutional infill is appropriate at the corner. The action items for the area go on to state that “complementary non-residential redevelopment at the corner. The Land Use Plan recognizes that the other 3 corners of the intersection in both Charlotte and Mint Hill are developed with commercial uses.

Consistency

While the use is appropriate at the intersection in relation to development across the street, the site is being developed mostly in isolation and will function as a single outparcel. While future cross access driveways are shown on the plan, it will be difficult to connect future development around the site in a cohesive way. Ideally, the 3 parcels at the corner would be united under one development plan.

IDLEWILD ROAD AREA ACTION ITEMS:

- 1. Consider impacts on established residential uses with all development proposals.*
- 2. Coordinate land development with Charlotte and Mint Hill.*
- 3. Promote R-VS and other alternative housing styles, planned housing infill, and redevelopment along the corridor.*
- 4. Allow complementary, non-residential redevelopments at Margaret Wallace Road.*
- 5. Prohibit the expansion of commercial uses at the Matthews Mint Hill Road intersection.*
- 6. Maintain and preserve established residential uses*

Services Impact

Matthews does not provide waste pickup for nonresidential development. The primary impact to the Town lies in the incremental increase of providing essential services (Police, Fire & EMS, Parks).

Current Tax Revenue and Per Acre Valuation

In 2016, Matthews tax revenue from the property was \$529, about \$105 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Based on land and building values at Mintwork Commons and with adjustment for land area and building square footage, the proposal would generate about \$15,000 in Matthews taxes annually. On a per acre basis, tax revenue would be about \$3,000 per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Cross access easements should be recorded prior to C/O.
2. Corner amenity may be better used as public art location rather than a pocket park due to location adjacent to busy suburban roads.
3. Building should be designed to accommodate future conversion into smaller shops should Lidl vacate the site.
4. Supplemental screening may be required adjacent to residential properties
5. Charlotte is working on a sidewalk project on the opposite side of Margaret Wallace and has advised that a pedestrian crosswalk should be installed at the intersection with Idlewild Road. At a minimum, the proposed sidewalk should be extended to the street edge.

Police

No Concerns

Fire

No concerns

Public Works

TBD

Parks and Rec

No concerns