

REQUEST	Current Zoning: O-15 (CD), office district, conditional Proposed Zoning: NS, neighborhood service
LOCATION	Approximately 1.56 acres located along Monroe Road near Sardis Road North.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes to redevelop a former childcare site with a maximum square footage of 23,800 of office and limited commercial uses.
Property Owner Petitioner Agent/Representative	5L Development Group, LLC Todd D. Leger Todd D. Leger
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ul style="list-style-type: none"> • A line differentiating between phases one and two has been established. Phase one includes 14 parking spaces, which are needed to meet the parking regulations for the existing building. • A note has been added to the site plan indicating that the petitioner will submit a Solid Waste Management Plan to LUESA prior to initiating demolition and/or construction activities.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Allen/Griffith</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Griffith, Locher, Rosenburgh, and Simmons</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Howard and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Allen/Griffith	Yeas:	Allen, Griffith, Locher, Rosenburgh, and Simmons	Nays:	None	Absent:	Howard and Walker	Recused:	None
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Yeas:	Allen, Griffith, Locher, Rosenburgh, and Simmons										
Nays:	None										
Absent:	Howard and Walker										
Recused:	None										

ZONING COMMITTEE DISCUSSION Staff reviewed the request and noted that the petitioner addressed the outstanding issues by providing a phasing line and committing to provide a Solid Waste Management Plan as requested by LUESA.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the *South District Plan* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Griffith).

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:

- Up to 23,800 square feet of building area utilizing the existing building and new construction in two phases.
 - Uses limited to general and medical offices, child and adult day care, adult care homes, retail, banks, commercial, and restaurant uses.
 - Hotels, convenience stores, gasoline sales, and restaurants with drive-in windows not permitted.
 - New buildings constructed of at least 75 percent brick, stone, and or masonry.
 - Access from Monroe Road and Nolley Court.
 - Preservation of existing trees along Monroe Road.
 - **Public Plans and Policies**
 - South District Plan* (1993) recommends retail for the subject parcel.
 - This parcel is also within the plan boundaries for the *Independence Boulevard Area Plan* (underway), and the preliminary recommendation for this site is for a mixture of office, retail, and residential land uses.
 - This petition is consistent with the *South District Plan*.
 - **STAFF RECOMMENDATION (Updated)**
 - Staff agrees with the recommendation of the Zoning Committee.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

None

Attachments Online at www.rezoning.org

- Application Form
- CDOT Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Staff Analysis
- Storm Water Review

Planner: Tammie Keplinger (704) 336-5967