
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is consistent with the <i>South District Plan</i> .
Property Owner	5L Development Group, LLC
Petitioner	Todd D. Leger
Agent/Representative	Todd D. Leger
Community Meeting	Meeting is required and has been held. Report available online.

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.

- **Existing Zoning and Land Use**

The subject property was most recently used for a childcare center. The site is surrounded by commercial and office uses in a mix of zoning districts including B-1 (CD), NS, and I-1. Other properties in the immediate area are zoned R-12 MF, R-17 MF, MUDD-O, B-2, and CC.

- **Rezoning History in Area**

Recent rezonings in the area include:

Petition 2002-058 rezoned 55.76 acres from I-1 to CC for the development of the Galleria Center which includes a mix of residential and non-residential uses.

Petition 2003-056 rezoned 7.25 acres, including 3.3 acres of the Galleria site, from I-1 and CC, to MUDD to allow the development of up to 220 multi-family units.

Petition 2004-022 rezoned 18.3 acres on the west side of Monroe Road, south of Sardis Road North, from R-17MF to NS to allow the development of up to 30,000 square feet of retail uses, up to 54,000 square feet of office uses and up to 93 multi-family residential units.

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*.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 400 trips per day.

Proposed Zoning: 2,900 trips per day.

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.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: No issues.

LUESA: Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating demolition and/or construction activities.

Site Design: The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.

Minimizes impacts to the natural environment by reusing an existing building.

Minimizes impacts to the City's tree canopy by preserving existing trees along Monroe Road.

OUTSTANDING ISSUES

The petitioner should:

1. A line differentiating between phase one and phase two should be established. Phase one should include 17 parking spaces which are needed to meet the parking regulations for the existing building.
 2. Address LUESA's comment.
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Attachments Online at www.rezoning.org

Application

CDOT Review

Community Meeting Report

LUESA Review

Site Plan

Storm Water Review

Planner: Tammie Keplinger (704) 336-5967