

REQUEST	Current Zoning: R-3, single-family residential Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 7.23 acres located on the west side of Weddington Road between Simfield Church Road and Portstewart Lane.
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes the development of a childcare center serving a maximum of 425 children located in two buildings. One building will be a maximum of 13,000 square feet and the other building will be a maximum of 16,000 square feet in size.
Property Owner Petitioner Agent/Representative	D.K. Pressley Development, Inc. Parks Hunter John Carmichael
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> <ol style="list-style-type: none"> 1. A note has been added that storm water detention will be located underground. 2. The total square footage allowed has been amended to 29,000 square feet. 3. A photograph of the proposed wall has been provided along with a note that prohibits chain link fences. 4. A note has been added that play area, and play equipment will not be allowed in required buffer or setback.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Walker/Griffith</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Griffith, Randolph and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Rosenburgh and Simmons</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Walker/Griffith	Yeas:	Allen, Dodson, Griffith, Randolph and Walker	Nays:	None	Absent:	Rosenburgh and Simmons	Recused:	None
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Yeas:	Allen, Dodson, Griffith, Randolph and Walker										
Nays:	None										
Absent:	Rosenburgh and Simmons										
Recused:	None										

ZONING COMMITTEE DISCUSSION Staff reviewed the petition, noting that all outstanding issues had been addressed and staff was recommending approval of the petition.

STATEMENT OF CONSISTENCY This petition is found to be inconsistent with the *South District Plan* and but reasonable and in the public interest, by a 5-0 vote of the Zoning Committee (motion by Commissioner Dodson 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:

- A childcare center with a maximum of 425 children.
- One building with a maximum of 15,000 square feet and one building with a maximum of 12,500 square feet.

- Buildings that are residential in character with pitched roofs.
 - Maximum height of structure not to exceed 40 feet.
 - Eight-foot planting strip and six-foot sidewalk along Weddington Road.
 - A proposed 35-foot class "C" buffer around the site, which may be reduced by 25 percent with a wall, fence, or berm.
 - Detail of decorative wall that may be used to reduce required buffer.
 - Dedication of additional right-of-way measured 50 feet from centerline along Weddington Road prior to issuance of any building permit.
 - 150-foot left turn lane to be installed on Weddington Road.
- **Public Plans and Policies**
 - The *South District Plan* (1993) recommends single family residential up to three units per acre.
 - This petition is inconsistent with *South District Plan*. However, area plans frequently do not specify locations for institutional uses.
 - **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 issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues
 - **Neighborhood and Business Services:** No comments received.
 - **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:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Protects/restores environmentally sensitive areas and minimizes impacts to the natural environment by preserving substantial areas of existing vegetation beyond minimum requirements.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

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