



<b>REQUEST</b>	Current Zoning: R-3, single family residential Proposed Zoning: INST(CD), institutional, conditional
<b>LOCATION</b>	Approximately 1.95 acres located on the east side of Providence Road between Ardrey Kell Road and Providence Country Club Drive.
<b>CENTER, CORRIDOR OR WEDGE</b>	Wedge
<b>SUMMARY OF PETITION</b>	This petition proposes the development of a 12,000 square-foot childcare and preschool facility.
<b>Property Owner</b>	Fast Pace Providence, LLC
<b>Petitioner</b>	Cranfield Academy
<b>Agent/Representative</b>	Collin W. Brown/K&L Gates, LLP
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. The petitioner has revised language on the site plan to identify a possible location for a water quality feature.</li> <li>2. The petitioner has confirmed with the Zoning Administrator that an underground structure associated with the proposed water quality feature would be permitted in the setback so long as no portion of the structure extends more than seven inches above grade.</li> <li>3. The petitioner has corrected the spelling of "handicap" under "Zoning Code Summary".</li> <li>4. The petitioner has provided a drawing depicting garbage vehicle movement in order to verify that the vehicle will be able to service the refuse collection area without interfering with the southernmost parallel parking space.</li> <li>5. The petitioner has revised the site plan to accommodate a tree save area in the setback while providing an underground detention system for water quality.</li> </ol>
--------------------------------	---

<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Dodson/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:	Dodson/Griffith	Yeas:	Allen, Dodson, Griffith, Randolph and Walker	Nays:	None	Absent:	Rosenburgh and Simmons	Recused:	None
Motion/Second:	Dodson/Griffith										
Yeas:	Allen, Dodson, Griffith, Randolph and Walker										
Nays:	None										
Absent:	Rosenburgh and Simmons										
Recused:	None										

<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this item and distributed a revised site plan, noting a change made to the site design in order to accommodate a tree save area as requested by Urban Forestry. Staff stated that water quality on site would be handled via an underground water quality system. A committee member inquired if all outstanding items had been addressed. Staff noted that this modification had been in the negotiation process for a week and a half, and that all outstanding items had been addressed. There was no further discussion of this item.
------------------------------------	---

**STATEMENT OF CONSISTENCY**

This petition is found to be inconsistent with the *Providence Road/I-485 Area Plan Update*, but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Allen).

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

---

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW****• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A proposed 12,000 square-foot facility devoted to childcare and preschool uses with a maximum capacity not to exceed 199 children, and accessory uses permitted in the institutional district.
- A 49-space parking area with a refuse collection area.
- Stub connection for future connectivity with the property to the north.
- Class "C" buffers (along the north, east and south property lines) and tree save area adjacent to a portion of the west property line.
- Underground water quality system.

**• Public Plans and Policies**

- The *Providence Road/I-485 Area Plan Update* (2000) recommends residential uses at up to four dwelling units per acre on this site.
- This petition is inconsistent with the *Providence Road/I-485 Area Plan Update* (2000). However, area plans frequently do not specify locations for institutional uses. The proposed childcare and preschool is compatible with nearby residential single family homes and would serve the larger community.

**• STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.

---

**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** A stub has been provided for future connection to the property to the north.
- **Neighborhood and Business Services:** No issues.
- **Schools:** CMS does not comment on non-residential petitions.
- **Park and Recreation:** No comments received.

---

**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*.
  - The site meets minimum ordinance standards.

---

**OUTSTANDING ISSUES**

- None.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

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

**Planner:** Claire Lyte-Graham (704) 336-3782