

<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 County 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 facility and preschool facility.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding issues. This petition is inconsistent with the <i>Providence Road/I-485 Area Plan Update</i> . However, area plans frequently do not specify locations for institutional uses. The proposed childcare and preschool is compatible with nearby single family residential homes and would serve the larger community.
<b>Property Owner Petitioner Agent/Representative</b>	Fast Pace Providence, LLC Cranfield Academy Bailey Patrick, Jr./Collin W. Brown K&L Gates, LLP
<b>Community Meeting</b>	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:
  - 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 proposed water quality pond.
- **Existing Zoning and Land Use**  
The subject property is currently undeveloped. The site is surrounded by undeveloped acreage, and commercial and single family residential development on properties zoned R-3, R-3(CD), R-12MF(CD), NS, B-2(CD) and UR-2(CD).
- **Rezoning History in Area**  
There have been no recent rezonings in the immediate area.
- **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.

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

- **Vehicle Trip Generation:**  
Current Zoning: 50 trips per day.  
Proposed Zoning: 950 trips per day.
  - **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.
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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*.
    - The site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- The petitioner should:
    1. Revise language on site plan to identify a possible location for a water quality pond.
    2. Confirm that no structures are associated with the proposed water quality pond, as this feature is located in the setback.
    3. Correct spelling for “handicap” under “Zoning Code Summary”.
    4. Confirm there will be no conflict between the refuse collection area and the southernmost parallel parking space.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- Charlotte Mecklenburg Utilities Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services Review
- Site Plan
- Solid Waste Review
- Storm Water Review

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