

REQUEST	Proposed Zoning: R-8MF(CD) SPA, multi-family residential, site plan amendment
LOCATION	Approximately 2.0 acres on the east side of Beatties Ford Road, between Pauline Lane and Kitty Drive
CENTER, CORRIDOR OR WEDGE	Wedge
SUMMARY OF PETITION	This petition proposes to increase the allowed square footage for a civic, social service, and fraternal facility from 5,397 square feet to 13,250 square feet.
Property Owner	Deltas of Charlotte, Inc.
Petitioner	Deltas of Charlotte Foundation
Agent/Representative	N/A
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"> • No parking between the buildings and street. • If a metal building is used the exterior will be masonry materials for sides of building in public view. • Wall pack lighting is not permitted and detached lighting will be full cutoff. • A new tree will be planted in the established setback to replace the tree to be removed. • The total square footage has been clarified to be 13,250 square feet.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Randolph/Simmons</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Griffith, Randolph, Rosenburgh, Simmons and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>Allen</td> </tr> </table>	Motion/Second:	Randolph/Simmons	Yeas:	Dodson, Griffith, Randolph, Rosenburgh, Simmons and Walker	Nays:	None	Absent:	None	Recused:	Allen
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Nays:	None										
Absent:	None										
Recused:	Allen										

ZONING COMMITTEE DISCUSSION Staff reviewed the petition, noting that a revised site plan had been received that addressed all issues. The staff was now recommending approval. There was no further discussion.

STATEMENT OF CONSISTENCY This petition is found to be consistent with the Northwest District Plan and to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Randolph 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:

- An existing building of 1,347 square feet and a proposed building of up to 11,902 square feet. If the existing building is removed the proposed building could be 13,250 square feet in size.
- An increase in parking from 23 to a total of 53 paved parking spaces to the rear of both buildings.
- Dedication of 50 feet of right-of-way on Beatties Ford Road.
- An 18-foot class "C" buffer on the sides and rear of the property.
- Allowance for a metal building faced with masonry where viewed from public property.

- **Public Plans and Policies**

- The *Northwest District Plan* (1991), as amended by rezoning petition 2001-112, recommends a civic/social services/fraternal facility for this site.
- This petition is consistent with the *Northwest 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 issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No issues.
 - **Schools:** No issues.
 - **Park and Recreation:** No issues.
 - **CDOT:** No issues.
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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

- There are no outstanding issues.
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Attachments Online at www.rezoning.org

- Application Form
- CATS Review
- CDOT Review
- Community Meeting Report
- Neighborhood and Business Services Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review