

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding site plan issues. This petition is consistent with the <i>Northwest District Plan</i> as amended by rezoning petition 2001-112.
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.

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 "that will be in character with the surrounding neighborhood."
- **Existing Zoning and Land Use**
The site is currently used for an adult sorority. There is a daycare center to the north that is zoned R-8MF(CD). Single family homes zoned R-3 are located to the east and south. Properties across Beatties Ford Road contain a fraternal organization zoned R-9MF(CD) and single family homes in R-4 zoning.
- **Rezoning History in Area**
Petition 2002-009 rezoned the abutting parcel to the north to R-8MF(CD) to allow a child care center and overflow parking for the existing fraternal facility owned by the Delta's of Charlotte, Inc. (subject 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*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:** No ITE standard, but not estimated to be a significant increase.

- **CDOT:** A commitment to install sidewalk along Beatties Ford Road is needed, as well a sidewalk from the building(s) to the public sidewalk.
- **Charlotte Fire Department:** No comments received .
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Neighborhood and Business Services:** No issues.
- **Schools:** CMS does not comment on nonresidential 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*.
 - Minimizes impacts to the natural environment by providing tree save areas beyond ordinance requirements.

OUTSTANDING ISSUES

- The petitioner should:
 1. Modify Note #1 to prohibit parking within 10 feet of the property line and clarify that there will be no parking between any building and Beatties Ford Road.
 2. Modify Note #2 to provide minimum standards for a potential metal building. Exterior materials should be specified, including roofing materials.
 3. Add a note that a minimum six-foot sidewalk will be constructed at the edge of the proposed right-of-way along Beatties Ford Road..
 4. Add a note that a minimum five-foot sidewalk will be constructed between the buildings and the public sidewalk along Beatties Ford Road.
 5. Modify the square footage on the site plan to clarify that the total square footage allowed is 13,250.
 6. Add a note that there will be no wall pack lighting and that detached lighting will be full cut-off lighting.
 7. Add a note that describes the woodland buffer indicated on the site plan.
 8. Modify the "proposed" detention area to be a "possible" detention area.
 9. Add a note that the 30-inch tree to be removed will be replaced with a new planting within the established setback.
 10. Amend zoning on abutting property to the north to reflect R-8MF(CD) zoning.

Attachments Online at www.rezoning.org

- Application
- CDOT Review
- CATS Review
- Community Meeting Report
- Neighborhood and Business Services Review
- Site Plan
- Storm Water Review

Planner: Tom Drake (704) 336-8312