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<b>REQUEST</b>	Proposed Zoning: INST(CD)(LWPA) SPA., institutional, conditional, Lake Wylie Protected Area, site plan amendment
<b>LOCATION</b>	Approximately 2.38 acres located at the north corner of the intersection of Mt. Holly-Huntersville Road, Harwood Lane, and Mountain Aire Circle.
<b>SUMMARY OF PETITION</b>	The petition proposes a site plan amendment to modify phasing of improvements to the site as related to the construction and establishment of a child day care facility for up to 150 students.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>Northwest District Plan</i> .
<b>PROPERTY OWNER PETITIONER COMMUNITY MEETING</b>	Debra Spencer and Michelle Dolphus City of Charlotte Neighborhood & Business Services/A.C. Shall Meeting is required and has been held. Report available online.

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#### PLANNING STAFF REVIEW

- **Background**
    - Rezoning petition 2005-103 was approved on August 22, 2005, rezoning the subject site from R-3(LWPA) to INST(CD)(LWPA). The approved site plan allows a day care facility with a maximum 13,000 square feet of building area and up to 150 children.
  - **Proposed Request Details**
    - The site plan amendment contains the following changes:
      - Addition of one building (for a total of three structures, including two modular buildings and one storage building).
      - Reduction in maximum building square footage from 13,000 square feet to 11,500 square feet.
      - Shift location of proposed modular buildings to accommodate additional play area.
      - Increase in the number of proposed parking spaces from 33 to 38.
      - Increase in the width of proposed sidewalks along Mt. Holly-Huntersville Road and Harwood Lane from five-feet to six-feet.
  - **Existing Zoning and Land Use**
    - The subject parcel is zoned INST(CD) and is currently undeveloped. The site is surrounded by single family homes on properties zoned R-3. The Charlotte Fire Station No. 33 located directly across Harwood Lane is also zoned R-3.
  - **Rezoning History in Area**
    - There have been no recent rezoning in the immediate area.
  - **Public Plans and Policies**
    - The *Northwest District Plan* (1990), as amended by rezoning petition 2005-103, recommends institutional uses on this site.
    - The proposed day care facility is consistent with the *Northwest District Plan*.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:** Requests the following:
    - Harwood Lane is designated as a collector roadway on Mecklenburg County Thoroughfare and Collector Map. Several call-out notes on the May 13, 2011 site plan's referring to Harwood Lane transportation improvements need to be modified. CDOT is not aware of the City's participation in the proposed Harwood Lane transportation improvements (i.e. curb and gutter and proposed asphalt pavement widening to realign Harwood Lane).
    - Mt. Holly-Huntersville Road is a major thoroughfare requiring a minimum of 100 feet of right-of-way. CDOT requests that the petition convey right-of-way in fee simple title to meet this requirement.
    - Harwood Lane is a collector requiring a minimum of 60 feet of right-of-way. CDOT requests that the petitioner convey right-of-way in fee simple title to meet this requirement.
    - Directional pedestrian accessibility needs to be constructed on the northwest quadrant of Mt. Holly-Huntersville Road and Harwood Lane.
    - The petitioner should work with NCDOT regarding transportation improvements associated with this petition.
    - **Vehicle Trip Generation:**  
Current Zoning: 100 trips per day.  
Proposed Zoning: 675 trips per day.
    - **Connectivity:** Access is proposed from Harwood Lane. CDOT is requesting conveyance of additional right-of-way along Mt. Holly-Huntersville Road and Harwood Lane via fee simple title.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** This site plan amendment will not impact the number of students attending local schools.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
  - This site meets minimum ordinance standards.

**OUTSTANDING ISSUES**

- The petitioner should:
  1. Clarify notes on site plan to state the proposed use is a **child** day care facility.
  2. Correct the maximum total building square footage proposed under "*Design Guidelines*". The note states up to 10,500 square feet, but the site plan shows 7,000 square feet (including storage building).
  3. Ensure the architectural elevations shown on the site plan reflect what is actually proposed. Provide additional language identifying proposed architectural details and building materials and how the buildings will be residential in character. Specify that the buildings will have pitched roofs.
  4. Confirm number of required parking spaces under Note B1. In order to calculate required number of parking spaces for proposed child day care facility, the maximum number of children and maximum number of employees are needed. Site plan states up to 150 children are proposed, but maximum number of employees is not indicated.

5. Provide a clear layout with respect to the phasing of the parking area, including the ultimate number of parking spaces upon completion of both Phases I and II (as shown the current layout proposes a total of 52 spaces for both phases combined). In addition, vehicular circulation within the parking area is unclear as parking spaces appear to block drive aisles, blocking access to other parking spaces.
  6. Specify buffer type (Class "C" buffer) on the site plan.
  7. Address CDOT comments.
  8. Remove Notes C ("*Storm Water Management*"), E ("*Signs*"), and "*Internal Tree*") as these are minimum ordinance requirements.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- *Charlotte Department of Neighborhood & Business Services Review*
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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