

REQUEST	Current Zoning: R-4, single family residential Proposed Zoning: INST(CD), institutional, conditional
LOCATION	Approximately 9.78 acres located north of the The Plaza, east of Glenfiddich Drive and at the end of Wilann Drive.
SUMMARY OF PETITION	The petition proposes to allow a counseling service to operate and serve students in the existing school.
PROPERTY OWNER	KIPP Charlotte, Inc.
PETITIONER	Melange Health Solutions
AGENT/REPRESENTATIVE	Tiffany Flowers/KIPP: Charlotte
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted unanimously to recommend DEFERRAL of this petition until a Special Meeting on July 18, 2011.
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VOTE	Motion/Second:	Lipton/Firestone
	Yeas:	Dodson, Fallon, Firestone, Lipton, Phipps, Rosenburgh
	Nays:	None
	Absent:	Walker
	Recused:	None

ZONING COMMITTEE DISCUSSION

Staff reviewed the petition and noted that all but one outstanding site plan issue had been resolved. Staff informed the Zoning Committee that the conditional note submitted on the revised site for the allowed uses did not meet ordinance requirements. One Committee member asked if the petition should be deferred and if the petitioner was here. Staff responded that they felt they could work with the petitioner to address the issue and not defer the petition. Another member asked if there was a hardship to delay the petition. Staff responded and said the petitioner would be in a better position to answer that question.

There was no further discussion of this petition.

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:
 - The use of two existing structures of approximately 20,000 square feet.
 - Existing parking for the current use.
- **Public Plans and Policies**
 - The *Northeast Area Plan* (1996) recommends institutional uses on the subject parcel.
 - The proposed use is consistent with the *Northeast Area Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No comments received.
 - **Charlotte Department of Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No comments received.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
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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.
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OUTSTANDING ISSUES

- The petitioner should:
 - List permitted and/or uses not permitted on the site plan.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- 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

Planner: Solomon Fortune (704) 336-8326