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<b>REQUEST</b>	Current Zoning: R-4, single family residential Proposed Zoning: INST(CD), institutional, conditional
<b>LOCATION</b>	Approximately 9.78 acres located north of the The Plaza, east of Glenfiddich Drive and at the end of Wilann Drive.
<b>SUMMARY OF PETITION</b>	The petition proposes to allow a counseling service to operate and serve students in the existing school.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding site plan issues. The proposed use is consistent with the <i>Northeast Area Plan</i> .
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	KIPP Charlotte, Inc. Melange Health Solutions Tiffany Flowers/KIPP: Charlotte
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### 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.
  - **Existing Zoning and Land Use**
    - The subject parcel is currently zoned R-4 and a private school occupies the non-residential structures located on the site. Surrounding properties on the north side of The Plaza are zoned R-4 and R-9MF(CD) and developed with an existing school for the Charlotte-Mecklenburg Board of Education and single family and multi-family residential dwellings. Properties south of The Plaza are zoned R-4 and developed with single-family dwellings.
  - **Rezoning History in Area**
    - There have been two attempted rezonings in the immediate area in the last five years, both of which were denied. Petition 2006-019 attempted to rezone the subject site to INST(CD) to allow 44 dwellings units for special needs adults. Petition 2007-116 attempted to rezone 0.67 acres located on the southern side of The Plaza southwest of the subject site to allow a daycare.
  - **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*.
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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 comments received.

- **Charlotte Department of Transportation:** The petition will not affect the number of vehicle trips.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
  - **Charlotte- Mecklenburg Storm Water Services:** 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. Label site plan to show the required front setback of 40 feet.
    2. Label site plan to show the required side and rear yards of 20 feet.
    3. Label proposed zoning on site plan as INST(CD).
    4. Label existing zoning on site plan as R-4.
    5. Label and show all existing and proposed buildings and square footages on site.
    6. List permitted uses on site plan.
    7. Label and show adjacent property owner(s) and current zoning
    8. Label and show adjacent property zoning classification.
    9. Show and label the number of parking spaces on site.
    10. List the total acreage and tax parcel ID number of the site on the site plan.
    11. Label the lower right hand corner with the petition number: 2011-049.
    12. Show and label required Class C buffer abutting residential zoning and land use.
    13. Show and label 6-foot sidewalk and 8-foot planting strip.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review

**Planner:** Solomon Fortune (704) 336-8326