

<b>REQUEST</b>	Current Zoning: R-22MF, multi-family residential Proposed Zoning: O-1(CD), office, conditional
<b>LOCATION</b>	Approximately 3.65 acres located on the northwest corner at the intersection of North Wendover Road and Marvin Road.
<b>SUMMARY OF PETITION</b>	The petition proposes the reuse and possible expansion of two existing child care buildings for approximately 30,000 square feet of office uses.
<b>PROPERTY OWNER</b>	RBC Bank
<b>PETITIONER</b>	Thompson Child & Family Focus
<b>AGENT/REPRESENTATIVE</b>	John B. Fryday, Fryday & Doyne Architects
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be inconsistent with the <i>Central District Plan</i> but to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Johnson).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modification:  1. Clarified that the existing buffer along the western property line, abutting the NS zoned parcel, will be maintained.
--------------------------------	---

<b>VOTE</b>	Motion/Second: Johnson/Griffith
	Yeas: Firestone, Griffith, Johnson, Phipps, and Zoutewelle
	Nays: None
	Absent: Allen, Dodson, and Rosenburgh
	Recused: None

<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented the petition to the Zoning Committee and state there were no outstanding site plan issues. There was no further discussion.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**  
The site plan accompanying this petition contains the following provisions:
  - Reuse and expansion of an existing child care facility for offices uses.
  - Total building area not to exceed 30,232 square feet.
  - Preservation of existing trees within the setback along both North Wendover Road and Marvin Road.
  - Approximate half acre tree save area within the rear portion of the site.
  - Elimination of a driveway off North Wendover Road near the intersection with Marvin Road.
  - Additional right-of-way measuring 50 feet from the centerline of North Wendover Road to be dedicated and conveyed.
  - Building height limited to 40 feet.
  - Building expansions will be compatible architecture to the existing structures.
  - All detached lighting will be limited to 25 feet in height and shall be downwardly directed and shielded.

- No “wall-pak” type lighting will be allowed.
  - Existing parking within the setback along Marvin Road will be removed. However, the petitioner reserves the right to request a variance to allow the parking to remain.
  - Existing sidewalk to remain along North Wendover Road and Marvin Road.
  - **Public Plans and Policies**
    - The *Central District Plan* (1993) recommends multi-family residential land use for both parcels.
    - The *Grier Heights Neighborhood Action Plan* (1997) reaffirmed the recommendation of the *Central District Plan* for multi-family residential for these parcels.
    - The petition is inconsistent the *Central District Plan*; however both parcels are currently nonresidential and a new nonresidential use was recently approved on the abutting site to allow a police substation.
  - **Staff Recommendation (Updated)**
    - Staff agrees with the recommendation of the Zoning Committee.
- 

**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 Solid Waste Services:** No issues.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No comments received.
- 

**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*.
    - Minimizes impacts to the natural environment by reusing existing buildings.
- 

**OUTSTANDING ISSUES**

- No issues.
- 

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Shad Spencer (704) 353-1132