

<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>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of the outstanding site plan issue. The petition is inconsistent with the <i>Central District Plan</i> ; however, the adjacent properties along Wendover Road are nonresidential and the subject site is currently occupied with two nonresidential structures. Therefore, the reuse and possible expansion of the existing structures for office uses is considered appropriate.
<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.

**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.

• **Existing Zoning and Land Use**

Properties north and south of the subject property are zoned R-22MF and are occupied with multi-family residential uses. The parcel east of the site, along Wendover Road, is zoned B-1 and contains a commercial building. NS zoning is on the abutting property to the west and is developed with the CMPD Providence Division facility.

• **Rezoning History in Area**

Recent rezonings approved in the area include:

- Petition 2010-043 was a UR-2(CD) site plan amendment for approximately 4.3 acres between Wendover Road and Wendwood Lane to allow for an increase in the number of townhome units from 22 to 37. This petition is approximately 0.5 miles west of the subject site.
- Petition 2009-073 rezoned the abutting 2.5-acre parcel, west of the subject rezoning, from R-22MF to NS. The petition allowed for the development of a police station.
- Petition 2006-057 rezoned approximately 2.2 acres north of Billingsley Road and west of Ellington Street from R-5 to O-1(CD). The petition allowed for the expansion of a parking lot for the Mecklenburg County Mental Health Center. This petition is less than a quarter mile northwest of the subject site.

- **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.
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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 Solid Waste Services:** No issues.
  - **Transportation:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: 600 trips per day.  
Proposed Zoning: 530 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do 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.
  - **Mecklenburg County Parks and Recreation Department:** 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*.
  - Minimizes impacts to the natural environment by reusing existing buildings.

**OUTSTANDING ISSUES**

- The petitioner should:
    - Clarify if a buffer will be required by the site plan and provided along the property line with the abutting NS zoned parcel. Note 7.e indicates a buffer is not required but the site plan indicates a buffer.
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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 Solid Waste 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:** Shad Spencer (704) 353-1132