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| <b>REQUEST</b>  | Current Zoning: INST(CD), institutional, conditional<br>Proposed Zoning: INST(CD) SPA, institutional, conditional, site plan amendment  |
| <b>LOCATION</b>   | Approximately 1.961 acres located on the southeast corner at the intersection of Alleghany Street and Ashley Road.<br>(Council District 3 – Mayfield)   |
| <b>SUMMARY OF PETITION</b>                                    | The site plan amendment proposes to add square footage to an existing Central Piedmont Community College facility to accommodate a new School of Cosmetology.   |
| <b>PROPERTY OWNER<br/>PETITIONER<br/>AGENT/REPRESENTATIVE</b> | Board of Trustees, Central Piedmont Community College<br>Board of Trustees, Central Piedmont Community College<br>Jeff Smith/Bulla Smith Design Engineering, P.A.   |
| <b>COMMUNITY MEETING<br/>STATEMENT OF<br/>CONSISTENCY</b>     | Meeting is required and has been held. Report available online.<br>This petition is found to be consistent with the <i>Central District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Walker). |

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| <b>ZONING COMMITTEE ACTION</b> | <p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. The petitioner has addressed CATS and CDOT comments by providing the following:             <ol style="list-style-type: none"> <li>a. As requested by CATS staff, the site plan has been revised to show a proposed 5-foot wide transit waiting pad in its proper location.</li> <li>b. In response to CDOT's request, the petitioner has removed the existing exit driveway onto Alleghany Street and replaced that area with sidewalk and curb and gutter. The remaining access onto Alleghany Street has been modified to right-in movement and widened to 20 feet to accommodate fire access.</li> </ol> </li> <li>2. The petitioner has added a "building envelope" for the modular buildings and future expansion so that buildings may be adjusted within the envelope.</li> <li>3. The petitioner has removed sheet RZ-3 – Existing Conditions from the site plan.</li> <li>4. The petitioner has removed the first sentence under "1. General Provisions, b" as requested by staff.</li> <li>5. Note 1c has been modified to read as follows: "To the extent of any conflict between the matters contained in other areas of the Rezoning Plan and the matters set forth in the Development Standards, the <del>Development Standards</del> <u>more restrictive</u> shall govern."</li> </ol> |
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| <b>VOTE</b> | Motion/Second: | Allen/Labovitz   |
|             | Yeas:          | Allen, Eschert, Johnson, Labovitz, Lathrop, and Walker |
|             | Nays:          | None   |
|             | Absent:        | Nealon   |
|             | Recused:       | None   |

**ZONING COMMITTEE DISCUSSION**

Planning staff presented this petition to the Committee, noting changes to the entrance onto Alleghany Street and the placement of the proposed modular buildings and a future building envelope on the site plan. A Committee member asked if the CATS outstanding issue had been addressed by the petitioner. Staff responded that CATS had submitted a memo stating the revised site plan addressed the request regarding the placement of the bus waiting pad. There was no further discussion of this petition.

**STAFF OPINION**

Staff agrees with the recommendation of the Zoning Committee.

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

**PLANNING STAFF REVIEW****• Background**

The subject site was previously rezoned in 1996 (rezoning petition 1996-18) in order to allow the construction of a 10,400 square-foot building for Central Piedmont Community College West Center to accommodate 104 students.

**• Proposed Request Details**

- The site plan accompanying this petition contains the following provisions:
  - Utilize an existing 10,472 square-foot building associated with Central Piedmont Community College to accommodate a new CPCC School of Cosmetology.
  - Add two (2) 850-square-foot modular buildings totaling to accommodate the new school and increase in the number of students from 104 approved with rezoning petition 1996-18 to 150.
  - Provision of one parking space per two students, for a total of a minimum 75 spaces for 150 proposed students.
  - Note that states in the event the petitioner decides not to use the modular buildings, the existing building may be expanded in the area where the modular buildings are proposed by up to 1,650 square feet.
  - Building envelope generally depicting area of possible 1,650 square-foot expansion in the event the modular buildings are removed.
  - Removal of the existing exit driveway onto Alleghany Street and replaced with sidewalk and curb and gutter. Modification of remaining access onto Alleghany Street to right-in movement, and widened to 20 feet to accommodate fire access.
  - Provision of a 5-foot wide transit waiting pad on Alleghany Street.

**• Public Plans and Policies**

- The *Central District Plan* (1993) recommends institutional on the rezoning site. The petition is consistent with the *Central District Plan*.

**• Staff Recommendation (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Not applicable.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.

- **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** 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.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

**Planner:** Claire Lyte-Graham (704) 336-3782