

REQUEST	Current Zoning: INST(CD), institutional, conditional Proposed Zoning: INST(CD) SPA, institutional, conditional, site plan amendment
LOCATION	Approximately 1.961 acres located on the southeast corner at the intersection of Alleghany Street and Ashley Road. (Council District 3 – Mayfield)
SUMMARY OF PETITION	The site plan amendment proposes to add square footage to an existing Central Piedmont Community College facility to accommodate a new School of Cosmetology.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The request is consistent with the <i>Central District Plan</i> .
PROPERTY OWNER	Board of Trustees, Central Piedmont Community College
PETITIONER	Board of Trustees, Central Piedmont Community College
AGENT/REPRESENTATIVE	Jeff Smith/Bulla Smith Design Engineering, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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 amendment contains the following changes:
 - 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.
 - Provision of a 5-foot wide transit waiting pad on Alleghany Street.
- **Existing Zoning and Land Use**
The site is developed with the Central Piedmont Community College West Center facility constructed in 1996. The site is surrounded by a mix of single family and multifamily, commercial, institutional (including Phillip O. Berry Academy of Technology and Harding University High School), and office/distribution/warehouse uses. The properties surrounding the rezoning site are zoned R-4, R-8, R-12MF, R-15(CD), R-17MF, B-1, B-1(CD), B-1SCD, Inst, I-1, I-1(CD), and B-D(CD).
- **Rezoning History in Area**
There have been no recent rezonings in the immediate area.
- **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends institutional on the rezoning site.
 - The petition is consistent with the *Central District Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** CATS requests that the petitioner provide a waiting pad for the existing bus stop along Alleghany Street. Given the proposed use and increased number of students, the number of bus passengers using this stop is expected to significantly increase. The petitioner has added a 5-foot wide transit waiting pad to the site plan. CDOT notes that the revised site plan shows the stop moving from its current location back towards the signalized intersection. In order to not block the current driveway, CDOT's Safety Division recommends moving the stop the other direction, or about 40 feet forward of its current location.

- **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** CDOT has the following comment:
 - CDOT has determined that the existing right-in/right-out driveway on Alleghany Street needs to be removed and replaced with standard curb, a 5-foot sidewalk, and a planting strip that matches the width of the existing planting strip.
 - **Vehicle Trip Generation:**
Current Zoning: 290 trips per day.
Proposed Zoning: 335 trips per day.
 - **Connectivity:** 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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Address CATS and CDOT comments.
 2. Add a "building envelope" for the modular buildings and future expansion so that buildings may be adjusted within the envelope.
 3. Remove sheet RZ-3 – Existing Conditions from the site plan.
 4. Remove the first sentence under "1. General Provisions, b" as the second sentence is sufficient
 5. Modify note 1c 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 Development Standards more restrictive shall govern.
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Attachments Online at www.rezoning.org

- Application
- 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

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