

REQUEST	Current Zoning: R-12MF, multi-family, residential Proposed Zoning: O-2(CD), office, conditional
LOCATION	Approximately 0.50 acres located on the north side of East Morehead Street between Queens Road and Bromley Road. (Council District 1 – Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the construction of a parking lot for volunteers serving the Ronald McDonald House on the abutting parcel to the northwest.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	The Ronald McDonald House of Charlotte The Ronald McDonald House of Charlotte David Powlen/Mona Johnson-Gibson – Little Diversified Architectural Consulting
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. 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 Allen seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. The petitioner has amended the Development Data Table to separate the existing and proposed uses and noted the existing use is now vacant. 2. The <i>floor area ratio</i> information in the Development Data Table has been amended to state N/A. 3. Under Permitted Uses, the petitioner has removed the last sentence "Temporary out door uses related to the functions of the Ronald McDonald House." 4. Item B has been removed from Permitted Uses. 5. The parking lot has been reconfigured so as not to encroach into the required 5-foot side yard. 6. The petitioner has added information to the site plan to clarify the parking lot will be asphalt. 7. The proposed pedestrian walkway connecting the parking lot to the rear of the Ronald McDonald House and its width is now labeled on the site plan. 8. The existing 5-foot sidewalk along East Morehead Street is now identified on the site plan. 9. A 5-foot walkway connecting the parking lot to the sidewalk along East Morehead Street has been added to the site plan. 10. The petitioner has delineated the 16-foot class "C" buffer along the entire property line to the southeast. 11. The petitioner has added a note that states this project is a "planned development" including the Ronald McDonald House and accessory parking. 12. The E&PM and SWS comments regarding determination of applicability of storm water detention requirements will be addressed at the permit stage.
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VOTE	Motion/Second: Allen/Walker Yeas: Allen, Eschert, Johnson, Nealon, and Walker Nays: None Absent: Lathrop Recused: Labovitz
ZONING COMMITTEE DISCUSSION	Staff presented the item to the Committee, noting that all outstanding issues had been addressed. A Commissioner asked if the request met the buffer requirement, and staff responded that the proposed buffer exceeds the minimum required because its width is based upon the acreages of both the rezoning site and the abutting Ronald McDonald House (and that the two sites are considered a planned development). There was no further discussion of this request.
STAFF OPINION	Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
Approval of rezoning petition 2008-037 allowed the construction of a new 31,600 square-foot Ronald McDonald House and associated parking on the abutting 1.12-acre parcel to the northwest.
 - **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - Construction of a 26-space surface parking lot for volunteers serving the Ronald McDonald House immediately to the northwest.
 - Provision of a 16-foot Class C buffer along all property lines abutting lots with residential zoning and/or use(s). Buffer may be reduced by 25% with the installation of a wall or fence.
 - Identification of existing trees to be preserved on the site.
 - All freestanding lighting fixtures to be fully capped and shielded. The maximum height of any freestanding lighting fixture installed on the site will be 12 feet.
 - Proposed walkway connecting parking area to rear of the abutting Ronald McDonald House.
 - Proposed 20% tree save (minimum 15% required).
 - **Public Plans and Policies**
 - The petition is inconsistent with the *Central District Plan*. However, the proposal is intended to support the existing Ronald McDonald House located on property that is located directly to the northwest and zoned O-2(CD).
 - **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 comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.

- **Transportation:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** 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*.
 - Enhances the tree canopy by exceeding the minimum 15% tree save requirement.
 - Minimizes impacts to the natural environment by building on an infill lot.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

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