

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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is inconsistent with the <i>Central District Plan (1993)</i> . However, the proposal is intended to support an existing use on abutting property zoned O-2(CD).
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	Meeting is required and has been held. Report available online.

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).
- **Existing Zoning and Land Use**
 - The site is currently zoned R-12MF and the existing single family house built in 1922 has been recently demolished. The site is surrounded by a mix of single family homes, condominiums, apartments, medical, office and retail uses on properties zoned R-3, R-4, R-8, R-12MF, R-17MF, R-22MF, O-2, O-2(CD), and B-1.
- **Rezoning History in Area**
 - There have been no other recent rezonings in the immediate area.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends multi-family land uses for this site.
 - 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).
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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.
 - **Vehicle Trip Generation:** CDOT states that the site could generate approximately 40 trips per day as currently zoned. Under the proposed zoning, which would permit the construction of a surface parking lot, the site would not generate any additional traffic based solely on the addition of surface parking.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** Storm Water Services states that no additional recommendations are needed at this time. However, impervious ground cover constructed on parcels 125-241-02 and 125-241-04 will be considered jointly for the purposes of determining applicability of storm water detention requirements per Zoning Ordinance Section 12.601.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** E&PM has provided the same comments as Charlotte-Mecklenburg Storm Water Services.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:

1. Separate Item E under *Development Data Table*. The *Existing Use* is now vacant with the demolition of the single family home. The *Proposed Use* is a 26-space surface parking lot.
 2. Under *Development Data Table*, identify *Floor Area Ratio* as N/A.
 3. Under *Permitted Uses*, remove the last sentence "Temporary out door uses related to the functions of the Ronald McDonald House."
 4. Remove Item B under *Permitted Uses*, as no language is provided.
 5. A small portion of the parking lot (where the proposed handicap space is located) encroaches into the required 5-foot side yard). Remove this encroachment.
 6. Clarify if the parking lot will be gravel or paved and note this information on the site plan.
 7. Label the proposed pedestrian walkway connecting the parking lot to the rear of the Ronald McDonald House. Also note the width of this path.
 8. Label the existing sidewalk and its width along East Morehead Street.
 9. Provide a 5-foot walkway connecting the parking lot to the sidewalk onto East Morehead Street.
 10. Show the 16-foot class "C" buffer along the entire property line to the southeast.
 11. Add a note that this is a "planned development" including the Ronald McDonald House and accessory parking.
 12. Address SWS and E&PM comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Charlotte Area Transit System Review
- 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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