

REQUEST	Current Zoning: R-3, single-family residential Proposed Zoning: NS, neighborhood services
LOCATION	Approximately 0.94 acres located on the east side of Sharon Road at the intersection of Eastburn Road and Sharon Road. (Council District 6 - Dulin)
SUMMARY OF PETITION	The petition proposes to reuse the existing building with a small area for expansion to allow the operation of a childcare center.
PROPERTY OWNER	Loren and Renee Fauchier
PETITIONER	Brian A. Crutchfield
AGENT/REPRESENTATIVE	John Carmichael/ Robinson Bradshaw
COMMUNITY MEETING	Meeting is required and has been held. Report available online.
STATEMENT OF CONSISTENCY	This petition is found to be inconsistent with the <i>South District Plan</i> based on information from the staff analysis and the public hearing; however, to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Firestone seconded by Commissioner Eschert).

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. Petitioner has labeled and dimensioned the amount of right-of-way that is planned for dedication. 2. Screening for the off-street parking at the southwest corner has been removed from the future public right-of-way. 3. The side and rear yards on the site plan have been clearly labeled. 4. The symbol of the queue length line on the site plan has been removed.
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VOTE	Motion/Second: Firestone/Eschert
	Yeas: Allen, Dodson, Firestone, Labovitz, Low, and Eschert
	Nays: None
	Absent: Ryan and Walker
	Recused: None

ZONING COMMITTEE DISCUSSION	Staff presented the petition to the Zoning Committee and noted the outstanding issues had been addressed. Several Commissioners had questions about the traffic generated by the proposed use and accidents along Sharon Road and Eastburn Road. Staff responded that the traffic generated by the proposed use would have little effect on road network. Staff also responded that the intersection of Eastburn Road and Sharon Road has some accidents but was not high on the intersection accident list. There was no further discussion of this petition.
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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)

PLANNING STAFF REVIEW

- **Background**
 - The Neighborhood Services district allows for various neighborhood serving uses. It allows for small lot infill development to minimize impact on the surrounding properties. In this case, the NS district would allow the existing building to remain and allow the site to conform to new ordinance requirements for an expanded daycare center.
 - The petitioner is requesting the NS district to reuse the existing building and the 14-foot setback to comply with the new requirements for a large childcare center. The existing building's grandfathering expired and the site would be required to comply with the current zoning regulations. The proposed site plan will provide right-of-way dedication and driveway modifications to improve sight distance along Sharon Road.
 - **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - The existing 5,100 square foot building will remain plus a possible expansion area of 1,900 square feet to the rear of the structure.
 - The maximum building height for the proposed building will be limited to 26 feet and one story.
 - The proposed drop off area will be located at rear of the structure.
 - The proposed parking area will be located to the side and rear of the existing structure.
 - Building elevations which reflect façade improvements.
 - Eight-foot planting strip and six-foot sidewalk along Sharon Road.
 - Right-of-Way Dedication along Sharon Road.
 - The existing driveways will be modified to improve sight distance and control circulation on site.
 - Any freestanding lights on the site will be limited to twenty feet in height.
 - **Public Plans and Policies**
 - The *South District Plan* (1993) recommends utility uses for the subject property due to the proximity of the existing City of Charlotte water tower.
 - The proposed development is inconsistent with the *South District Plan*.
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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 issues.
 - **Charlotte-Mecklenburg Police Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **Charlotte-Mecklenburg Storm Water Services:** No comments received.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** 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

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Douglas International Airport Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Police Department Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: Solomon Fortune (704) 336-8326