
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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>South District Plan</i> ; however, area plans typically do not specify locations for institutional uses.
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.

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 buildings 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.

- **Existing Zoning and Land Use**

The subject property is current zoned R-3 and developed with an existing non-conforming commercial structure. The surrounding properties are zoned R-3, R-15MF(CD), and INST(CD) and developed with residential, institutional and a City of Charlotte water tower.

- **Rezoning History in Area**

There have been no rezonings in the immediate area in recent years.

- **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:** Petitioner should provide a 16-foot minimum separation between the proposed building addition and the proposed parking spaces located at the rear of the site.
 - **Vehicle Trip Generation:**
Current Zoning: 404 trips per day.
Proposed Zoning: 560 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Police Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **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*.
 - Minimizes impacts to the natural environment by reusing an existing building.

OUTSTANDING ISSUES

- The petitioner should:
 1. Label and dimension the amount of right-of-way that is planned for dedication.
 2. Relocate the screening for the off-street parking at the southwest corner of the site to remove it from the future public right-of-way.
 3. Clearly label the side and rear yards on the site plan.
 4. Remove or change the symbol of the queue length line on the site plan.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Police Department 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