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<b>REQUEST</b>	Current Zoning: O-1(CD), office, conditional Proposed Zoning: O-1(CD) SPA, office, conditional, site plan amendment
<b>LOCATION</b>	Approximately 6.83 acres located on the east side of McAlpine Park Drive near the intersection of McAlpine Station Drive and McAlpine Park Drive and to the west of Monroe Road. (Council District 6 - Dulin)
<b>SUMMARY OF PETITION</b>	The petition proposes a site plan amendment to add elementary/secondary, vocational schools and universities, colleges and junior colleges as an allowed use on Parcel D.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Independence Boulevard Area Plan</i> ; however, area plans typically do not specify locations for institutional uses.
<b>PROPERTY OWNER</b>	8601 McAlpines, LLC
<b>PETITIONER</b>	8601 McAlpines, LLC
<b>AGENT/REPRESENTATIVE</b>	Keith MacVean and Jeff Brown, Moore & Van Allen
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.

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#### **PLANNING STAFF REVIEW**

- **Background**

The subject property was originally rezoned as part of a larger 76-acre tract to O-1(CD), B-1(CD) and B-2(CD) under petition 2004-055. The petition allowed for a mixed-use development, which allowed the development of 55,000 square feet for retail uses, a total of 471,000 square feet for new, existing and redeveloped office uses, a possible 114-bed nursing home and a 10,000 square foot child care center. Parcel D was allowed to retain the existing buildings or redevelop.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- A note to allow the following uses on Parcel D of the development.
  - General and Medical Office
  - Elementary/Secondary School
  - Vocational School
  - University, College, and Junior College
- A note that the existing 54,177-square foot building may remain or be redeveloped.
- A note stating the original retail square footage from 2004-055 will still remain at 55,000 square feet for the overall development.
- A note stating the original office square footage from 2004-055 will remain at 471,000 for the overall development.

- **Existing Zoning and Land Use**

The subject property is currently zoned O-1(CD) and is developed with a 54,177-square foot commercial structure. The surrounding properties are zoned R-4, R-17MF, O-1(CD), B-1(CD) and B-2(CD), I-1, and I-2 and are vacant or developed with residential or commercial structures.

- **Rezoning History in Area**

Rezoning petition 2008-0114 amended zoning for 2.03 acres west of the site in the same office park development to allow development of a 22,50-square foot charter school on Parcel L.

- **Public Plans and Policies**

- The *Independence Boulevard Area Plan* (2011) recommends industrial, and warehouse/distribution for the subject site.
  - The proposed development is inconsistent with the *Independence Boulevard Area 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 comments received.
  - **Transportation:** Petitioner should submit a transportation technical memorandum for the subject property.
    - **Vehicle Trip Generation:**  
Current Zoning: 840 trips per day.  
Proposed Zoning: A wide range of trip generation based on the proposed zoning classification.
    - **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:** 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.
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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 including the option to reuse an existing building.

**OUTSTANDING ISSUES**

- The petitioner should:
    1. Modify Note 3(A) and 3(B) to read that lighting fixtures will be downwardly directed.
    2. Please remove Note 3(B) that "wall pak" lighting will not be allowed.
    3. Modify Note 3(E) under design standards to read that large expanses of uninterrupted walls will not exceed 25 feet in length.
    4. Amend Note 1 to specify all permitted uses listed under the site data table.
    5. Address Transportation's comments.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Community Meeting Report
- Transportation 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

**Planner:** Solomon Fortune (704) 336-8326