

REQUEST	Current Zoning: R-12MF, multi-family residential and B-2 (CD), general business, conditional Proposed Zoning: B-2(CD) SPA, general business, conditional, site plan amendment and B-2 (CD), general business, conditional
LOCATION	Approximately 15.16 acres located on the south side of Glory Street and Hunslet Circle and generally surrounded by West Craighead Road, Glory Street, West Sugar Creek Road, and North Tryon Street. (Council District 1- Kinsey)
SUMMARY OF PETITION	The petition proposes a site plan amendment to allow the Sugar Creek Charter School to expand the existing school facilities to allow a high school. This will result in an overall building square footage of 228,000 square feet. The petition also proposes to rezone the rear access driveway from R-12MF (multi-family residential) to B-2(CD) (general business, conditional).
PROPERTY OWNER PETITIONER	Sugar Creek Charter School, Inc. Sugar Creek Charter School, Inc. c/o Bruce Major, Chief Operating Officer
AGENT/REPRESENTATIVE	John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>North Tryon Area Plan</i> and to be reasonable and in the public interest based on information from the staff analysis and the public hearing, by a 7-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Walker).

ZONING COMMITTEE ACTION	The Zoning Committee voted 7-0 to recommend APPROVAL of this petition.
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VOTE	Motion/Second: Allen/Walker Yeas: Allen, Dodson, Labovitz, Walker, Eschert, Low, Ryan Nays: None Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION Commissioner Ryan noted that she felt this was a great project that utilizes old retail space. She is glad to see the school expanding. Commissioner Ryan expressed a desire to see the façade of the building updated. Staff noted that comments related to design were limited because the school makes use of an existing building.

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**
Petition 1999-071 rezoned the majority of the property from I-1(CD) (light industrial, conditional) to B-2 (CD) (general business, conditional) to allow reuse of an existing 114,520-square foot building for a charter school. The rezoning also allowed other uses permitted in the district except auto related uses and uses with outdoor storage. In addition, a pedestrian connection was provided along the rear access drive to the residential areas along Glory Street as part of the 1999

rezoning. However, the property where the rear access drive connecting to Glory Street is located, which is included in the current rezoning, was excluded from being rezoned in 1999 and remained R-12MF (multi-family residential).

- **Proposed Request Details**

The site plan amendment and rezoning contain the following provisions:

- Limits the allowed uses to elementary school, middle school, high school and associated accessory uses.
 - Limits the building height of proposed expansions to two stories.
 - Increases the total maximum building area from 114,520 square feet to 228,000 square feet via a two-story addition to the existing building and a detached one story building.
 - Provides a 75-foot Class B buffer between the proposed expansions and the single family zoning to the north of the site. The petitioner will seek approval of an alternate buffer behind the future two-story addition at the rear of the site per Section 12.304 of the Zoning Ordinance, due to the presence of required buffer or screening on adjacent developed property and due to the existing utility easement along the rear of the property.
 - Provides internal pedestrian connections from the existing building to the existing sidewalk on an abutting property that contains a public library and police department.
 - Connects sidewalk along rear driveway to sidewalk in front of the existing building.
 - Installs 56 new parking spaces.
 - Limits lighting to 30 feet in height.
- **Public Plans and Policies**
 - The *North Tryon Area Plan* (2010) recommends institutional land use.
 - The petition is consistent with the *North Tryon 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 issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** No issues.
 - **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 issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** 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.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Seek an alternate buffer approval per Section 12.304 from the Zoning Administrator prior to the decision on the rezoning.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Rezoning Locator Map
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services 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
- Urban Forestry Review

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