
REQUEST	Current Zoning: B-2 (CD), general business, conditional and R-12MF, multi-family residential 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).
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>North Tryon Area Plan</i> .
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	Meeting is required and has been held. Report available online.

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.
 - **Existing Zoning and Land Use**

The subject property is currently used for a charter school serving elementary and middle school students. The properties to the south, southwest and southeast are zoned B-2 (general business), O-6(CD) (office, conditional), and R-17MF (multi-family residential) and contain commercial, multi-family and institutional uses. The property to the north is zoned R-12MF (multi-family residential), and R-8(CD) (single family residential, conditional) and contains multi-family and single family uses and undeveloped land.
 - **Rezoning History in Area**

There have been no rezonings in the immediate area in recent years.
 - **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.
 - **Vehicle Trip Generation:** The current site plan does not provide enough information to accurately estimate existing or proposed trip generation. Staff from CDOT and the Planning Department met with the petitioner on October 25, 2013 to discuss the current student population, the anticipated student growth rate, and any associated traffic impacts. We've requested the petitioner provide the information above in the form of a letter or memo for further evaluation by CDOT. We received the subject letter on December 10th, which helps clarify the transportation impacts of the proposed rezoning. Based on our review of the letter and the site specific transportation operations of the school, it appears the existing access points along the public street frontages will adequately serve the proposed school expansion.
 - **Connectivity:** No issues.
 - **Charlotte Fire 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 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.

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.
 2. Clearly delineate and label the alternate buffer location.
 3. Clarify the existing building area discrepancies between what is shown on the currently approved site plan and on the proposed site plan.
 4. Clarify the number of existing and proposed parking spaces in relation to final build out.
 5. Clarify Note 5 under Streetscape to read, "Buffers shall be provided where the existing legal nonconforming structure is being expanded to northwest of the site. Buffers shall not be required where no expansions of the existing nonconforming structure are taking place."
 6. Amend site acreage to match the application.
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Attachments Online at www.rezoning.org

- Application
- Community Meeting Report
- Site Plan
- 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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