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<b>REQUEST</b>	Current Zoning: R-3 (single family residential) Proposed Zoning: INST(CD) (institutional, conditional)
<b>LOCATION</b>	Approximately 2.71 acres located on the west side of Prosperity Church Road between Prosperity Point Lane and Pinewood Lane. (Council District 4 - Phipps)
<b>SUMMARY OF PETITION</b>	The petition proposes to reuse an existing single family home to establish a child care center for up to 60 children.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of the petition upon resolution of outstanding issues. The petition is inconsistent with the <i>Northeast District Plan</i> , which recommends single family residential up to four dwelling units per acre. However, area plans typically do not specify locations for institutional uses. In addition, the site has frontage along a major thoroughfare and the proposed use would serve the needs of the surrounding neighborhoods.
<b>PROPERTY OWNER</b>	North End Homes, LLC
<b>PETITIONER</b>	Mark Patterson
<b>AGENT/REPRESENTATIVE</b>	N/A
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 8.

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#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Reuse of an existing 2,114-square foot single family home to allow a commercial child care center with up to 60 children and seven employees.
- Parking areas for employees and guests, with drop-off area proposed in front of building.
- Extension of existing driveway and installation of new curb cut to allow one-way vehicular access onto Prosperity Church Road (site entrance will be right-in movement only).
- A 22-foot Class "C" buffer along all property lines abutting residential uses and/or zoning.
- A five-foot wide sidewalk connecting from the site to the existing five-foot wide sidewalk along Prosperity Church Road.
- Any future additions will be located to the rear, will be residential in character and scale, and will not exceed 25% of the square footage of the existing building.
- All lighting will be full cut-off light fixtures.
- Freestanding lighting will be limited to 25 feet in height.

- **Existing Zoning and Land Use**

- The rezoning site is developed with a 2,114-square foot single family home constructed in 1983, and surrounded by primarily single family neighborhoods with some multi-family, commercial, office and institutional uses on properties zoned a variety of zoning districts.

- **Rezoning History in Area**

- A pending staff-initiated rezoning petition (2014-018) proposes to rezone approximately 8.81 acres located on the east side of Prosperity Church Road across from Prosperity Point Lane from R-17MF (CD) (multi-family residential) to R-4 (single family residential). This rezoning will implement recommendations within the Council District 4 Multi-family Assessment Report.

- **Public Plans and Policies**

- The *Northeast District Plan* (1996) recommends single family residential up to four dwelling units per acre for the rezoning site.
  - The petition is inconsistent with the *Northeast District Plan*. However, area plans do not typically recommend locations for institutional uses. The site has frontage along a major thoroughfare and the proposed use would serve the needs of the nearby neighborhoods.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No comments received.
  - **Transportation:** No issues.
    - **Vehicle Trip Generation:**  
Current Zoning: 80 trips per day.  
Proposed Zoning: 270 trips per day.
    - **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.
  - **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:** Urban Forestry comments that any existing street trees must be protected during all phases of construction.
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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 environment by reuse of an existing structure.

**OUTSTANDING ISSUES**

- The petitioner should:
  1. Consider reducing the length of the new internal walkway by eliminating the portion that runs along the inside of the driveway and instead locating it along the guest parking area to connect to the sidewalk along Prosperity Church Road. This walkway may meander to preserve any existing trees.
  2. Remove the sign from the site plan. Add the Heading "Signage" and underneath provide a note stating that signage is permitted per the ordinance.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Transportation 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

**Planner:** Claire Lyte-Graham (704) 336-3782