

REQUEST	Current Zoning: O-6(CD) (office, conditional) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 2.6 acres located on the west side of Statesville Avenue south of Oliver Street and east of Spratt Street. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes an interior expansion to an existing institutional use to allow a maximum building area of 50,000 square feet.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	The Salvation Army, A Georgia Corporation The Salvation Army, A Georgia Corporation N/A
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 4
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Central District Plan</i> , based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends institutional uses for the subject property. <p>Therefore, this petition is found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because</p> <ul style="list-style-type: none"> • The proposed use will not increase the exterior size of the building; and • The proposed request will allow the existing institutional use to continue to serve the needs of the community; <p>By a 6-0 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Labovitz).</p>

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications: <ol style="list-style-type: none"> 1. The proposed uses on the site plan have been listed as a homeless shelter, daycare, and administrative offices. 2. The maximum square footage has been modified to 50,000 square feet. 3. A note has been added specifying that the expansion area is interior to the existing building. 4. The amount of open space to be provided has been labelled on the plan. 5. A note has been added that the existing 69 parking spaces provided on site and along the project frontage on Spratt Street will satisfy the parking requirement.
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VOTE	Motion/Second: Nelson/Labovitz Yeas: Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan, Walker Nays: None Absent: None Recused: None
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ZONING COMMITTEE DISCUSSION	Staff reviewed the petition and noted that all the outstanding issues had been addressed. There was no further discussion of this petition.
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**

- The subject property was rezoned via Petition 1990-50 to O-6(CD) (office, conditional) to allow a “group home” for up to 180 residents, a childcare center for up to 75 children, and administrative offices, with a maximum building area of 38,000 square feet. In 1990, the Zoning Ordinance definition of a “group home” included homeless shelters. Since that time, the ordinance has been amended and “homeless shelters” are listed as a separate use.

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Interior expansion of the existing building to allow a maximum 50,000 square feet of building area.
 - Continued use of the building as a homeless shelter with office and accessory support services.
 - Existing building and site layout to remain.
 - Maximum building height of 64 feet.
 - Existing playground area.
 - Optional requests:
 - Allow existing vegetation, four-foot sidewalk along Oliver and Spratt Street, five-foot sidewalk along Statesville Avenue and planting strips to remain instead of the required eight-foot planting strips, and six-foot sidewalks.
 - All current parking on Spratt Street to remain.
 - Allow a ten percent reduction from the required 75 parking spaces to the existing count of 69 spaces.
 - **Public Plans and Policies**
 - The *Central District Plan* (1993) recognizes the existing institutional land use.
 - The petition is consistent with the *Central District Plan*.
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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.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **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.
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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*.
 - This site meets minimum ordinance standards.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- 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

Planner: Solomon Fortune (704) 336-8326