

REQUEST Current Zoning: MUDD-O (mixed use development, optional)
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)

LOCATION Approximately 1.25 acres located on the north side of West Boulevard between Billy Graham Parkway and Leake Street. (Council District 3 - Mayfield)

SUMMARY OF PETITION The petition proposes to modify the development standards for a portion of the previously approved rezoning for the Renaissance West Development to allow an increase in square footage for a proposed child development center from 17,500 to 25,000 square feet.

PROPERTY OWNER Charlotte Housing Authority
PETITIONER Renaissance West Community Initiative
AGENT/REPRESENTATIVE Neighboring Concepts

COMMUNITY MEETING Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

STATEMENT OF CONSISTENCY

- The Zoning Committee found this petition to be consistent with the *Central District Plan*, based on information from the staff analysis and the public hearing, and because:
 - The plan recommends a mix of multi-family residential, institutional, and office uses as amended by the previous rezoning for this site.
- Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because:
 - The proposal is a minor site plan amendment to allow the proposed child development center in the Renaissance West development to increase from 17,500 square feet to 25,000 square feet; and
 - The proposed square footage is compatible with surrounding institutional and residential land uses; and
 - The larger child development center is consistent with the initial multi-use concept for the Renaissance West development and does not change the character of the project;

By a 6-0 vote of the Zoning Committee (motion by Eschert seconded by Sullivan).

ZONING COMMITTEE ACTION The Zoning Committee voted 6-0 to recommend **APPROVAL** of this petition with the following modifications:

Site and Building Design

1. An eight-foot planting strip and six-foot sidewalk have been listed on the site plan along Renaissance Way and West Boulevard.
2. A bus pad has been shown on the site plan along New Renaissance Place.

VOTE

Motion/Second: Eschert / Dodson
Yeas: Dodson, Eschert, Lathrop, Majeed, Sullivan, and Wiggins
Nays: None
Absent: Labovitz
Recused: None

ZONING COMMITTEE DISCUSSION Staff noted that this petition is inconsistent with the *Central District Plan* and that the proposal had several outstanding issues that have been addressed since the public hearing. 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

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Allows for an increase in square footage from 17,500 to 25,000 square feet allowing the development of a child development center.
- Modification of the proposed building location from the center of the site to the corner along West Boulevard.
- Modification of the proposed open space along New Renaissance Way, Achievement Lane, and internal to the site.
- CATS bus pad along New Renaissance Place.
- Provides an eight-foot planting strip and six-foot sidewalk along Renaissance Way and West Boulevard.
- Optional Provision:
 - To allow one space per 600 square feet for the child development center. This varies from the standard requirement for one space for every 10 children and one for every two employees.

- **Public Plans and Policies**

- The *Central District Plan* (1993), as amended by Petition 2009-043, recommends a mix of residential, institutional, and office uses for the subject site and surrounding properties in the Renaissance West development.

- **TRANSPORTATION CONSIDERATIONS**

- This site is on the corner of the un-signalized intersection of an existing major thoroughfare and a local street. The petitioner has provided a pick-up and drop-off concept that intends to mitigate CDOT's concern about on-site stacking extending onto West Boulevard during peak times. CDOT does not have any further concern with this petition.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 (based on the property being vacant).
 - Entitlement: 1,480 trips per day (based on a 17,500-square foot child care center).
 - Proposed Zoning: 1,850 trips per day (based on a 25,000-square foot child care center).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** 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 Water:** The subject site has water availability via an existing 12-inch water main located along West Boulevard and existing six-inch main along the northwestern corner of the property. Sewer system availability is via an existing eight-inch main located along West Boulevard.
 - **Engineering and Property Management:** Site shall comply with the City of Charlotte Tree Ordinance.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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