

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 PETITIONER AGENT/REPRESENTATIVE	Charlotte Housing Authority Renaissance West Community Initiative Neighboring Concepts
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to vehicular stacking for the proposed use, streetscape and bus waiting pad.</p> <p>The petition is consistent with the <i>Central District Plan</i> recommendation for a mix of multi-family residential, institutional, and office uses for the Renaissance West development as amended by the previous rezoning for this development.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • 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. • The proposed square footage is compatible with surrounding institutional and residential land uses. • 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.
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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 to allow 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.
 - 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.
- **Existing Zoning and Land Use**
 - The Boulevard Homes site was originally approved for MUDD-O (mixed use development, optional) zoning under petition 2009-043. The rezoning for the 40.66-acre site allows a multi-use development, with up to 460 residential units, 20,000 square feet for a community center, 180,000 square feet for a school and 17,500 for a child development center.
 - The subject property, which is part of the Renaissance West development, remains vacant.
 - The remainder of the Renaissance West development is located to the north and west of the

subject site. Within the larger project, development of multi-family residential units and a Charlotte-Mecklenburg School District elementary school are underway.

- East of the subject site, and also to the south across West Boulevard, are vacant parcels and single family homes, multi-family units and a school zoned R-22MF (multi-family residential).
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - There have been no rezonings in the immediate area in recent years.
- **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:** See Outstanding Issues, Note 2.
- **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.

OUTSTANDING ISSUES

Site and Building Design

1. Show and label existing planting strips and sidewalks. An eight-foot planting strip and six-foot sidewalk will be required for public street frontages.
2. Provide a note to install a bus waiting pad along New Renaissance Place.

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- 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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