

REQUEST	Current Zoning: UR-1 (urban residential) and UR-2(CD) (urban residential, conditional) Proposed Zoning: UR-3(CD) (urban residential, conditional)
LOCATION	Approximately 6.16 acres generally surrounded by East 9 th Street, North Myers Street, East 8 th Street, M Street, and Brookshire Boulevard. (Council District 1 - Kinsey)
SUMMARY OF PETITION	The petition proposes to accommodate the expansion of an existing school facility located in the First Ward neighborhood.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Trinity Episcopal School and City of Charlotte Trinity Episcopal School Jeff Brown and Bridget Grant, Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>Charlotte Center City 2020 Vision Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • While the plan does not make a specific land use recommendation for the site it encourages future development to preserve and enhance the existing Center City neighborhoods. • 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: <ul style="list-style-type: none"> • The proposal allows for the expansion of an existing school located in the First Ward neighborhood, and the number of students attending the school will not increase; and • The proposed building is designed to be compatible with the existing structures in terms of building materials; and • The proposed 25-foot setback along East 8th Street is compatible with the setback of adjacent single-family buildings; and • The proposed plan provides a new pedestrian connection between East 8th Street and the school site; and • The plan provides an eight-foot planting strip and eight-foot sidewalk around the proposed expansion which will improve both safety and the pedestrian experience; and • The plan proposes to relocate the play area to minimize the impact on abutting residences; and • The plan request does not intrude into the heart of the First Ward neighborhood as it proposes to remove one residential structure and one non-residential structure that are located between the Little Rock AME Zion Church and the existing school campus at the edge of the neighborhood; <p>By a 5-0 vote of the Zoning Committee (motion by Fryday seconded by Majeed).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 5-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. A note has been provided listing building materials and intent of the proposed new addition. 2. Elements of the proposed building have been labeled on the site plan. 3. A note has been added stating an easement will be granted for the
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	current pathway for expansion.
	4. The lighting height has been increased from 20 feet to 21 feet to match industry standards.
	5. A note has been added that the playing ground equipment will be relocated no later than August 15 th , 2017.
	6. A detail drawing has been provided showing the proposed phases of the addition development.

VOTE

Motion/Second: Majeed / Fryday
 Yeas: Fryday, Majeed, McClung, Spencer, and Watkins
 Nays: None
 Absent: Wiggins
 Recused: Lathrop

ZONING COMMITTEE DISCUSSION

Staff reviewed the petition and noted that all the outstanding issues had been addressed. Staff noted that this petition is consistent with the *Charlotte Center City 2020 Vision Plan*.

Several Commissioners had questions about the zoning inspection requirement for the site. Staff explained that the City's zoning inspectors would verify that the site was compliant with the new conditional notes and verify that the playground equipment has been moved by the date on the conditional site plan. 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)

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- 500-student school in an existing building with no increase in the number of students from the previous approval.
- Proposed building fronting along East 8th Street and North Myers Street.
- Associated parking and service areas for the existing school.
- 22.5-foot setback from the back of curb along East 8th Street and North McDowell Street for the proposed building.
- An eight-foot planting strip and eight-foot sidewalk will be constructed on East 8th Street and North McDowell Street.
- Three stories and 50-foot height maximum for the proposed building to be located at the intersection of East 8th Street and North McDowell Street.
- Proposed building elevations with a note that the proposed building will be architecturally compatible with the existing school.
- Proposed 4.5-foot tall retaining wall and planting screen between the proposed building and existing single family home located along East 8th Street.
- The existing playground area will be relocated internal to the site closer to the school by August 15th, 2017.
- Architectural building elements have been noted.
- Detail drawing of proposed building phases for the new addition.
- A note that prohibits service entries from being located along the property line of the existing residential homes.
- Detached lighting limited to 21 feet in height.
- Bicycle easement for a possible expansion of the existing path.
- New parking lot screening shrubs along North McDowell Street.

- **Public Plans and Policies**

- The *Charlotte Center City 2020 Vision Plan* encourages future development to preserve and enhance the existing Center City neighborhoods.

- **TRANSPORTATION CONSIDERATIONS**

- The proposed rezoning will allow an expansion of an existing school but will not add any extra traffic or increase the number of students attending. The current site plan, with the exception of a few minor outstanding issues, does not present any concerns for CDOT at this time.

- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 452 trips per day (based on 500 students and two residential dwelling units).
 - Entitlement: 454 trips per day (based on 500 students and four residential dwelling units).
 - Proposed Zoning: 450 trips per day (based on 500 students).

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 Water:** The site has water and sewer system availability for the rezoning boundary via an existing eight-inch water main along East 8th Street, and six-inch and 12-inch water mains along North Myers Street. An eight-inch sewer main is located along East 8th Street, North Myers Street and North McDowell Street.
 - **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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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 Water Review
 - Engineering and Property Management Review
 - City Arborist Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Transportation Review

Planner: Solomon Fortune (704) 336-8326