

<b>REQUEST</b>	Current Zoning: UR-1 (urban residential) and UR-2(CD) (urban residential, conditional) Proposed Zoning: UR-3(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 6.16 acres generally surrounded by East 9 <sup>th</sup> Street, North Myers Street, East 8 <sup>th</sup> Street, M Street, and Brookshire Boulevard. (Council District 1 - Kinsey)
<b>SUMMARY OF PETITION</b>	The petition proposes to accommodate the expansion of an existing school facility located in the First Ward neighborhood.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Trinity Episcopal School and City of Charlotte Trinity Episcopal School Jeff Brown and Bridget Grant, Moore & Van Allen, PLLC
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to site design and requested technical revisions.</p> <p><u>Plan Consistency</u> The <i>Charlotte Center City 2020 Vision Plan</i> encourages future development to preserve and enhance the existing Center City neighborhoods. While the vision plan does not make a specific land use recommendation for the site, this proposal is consistent with the intent of the plan.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The proposed building is designed to be compatible with the existing structures in terms of building materials.</li> <li>• The proposed 25-foot setback along East 8<sup>th</sup> Street is compatible with the setback of adjacent single-family buildings.</li> <li>• The proposed plan provides a new pedestrian connection between East 8<sup>th</sup> Street and the school site.</li> <li>• 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.</li> <li>• The plan proposes to relocate the play area to minimize the impact on abutting residences.</li> <li>• 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.</li> </ul>
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**PLANNING STAFF REVIEW**

- **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 8<sup>th</sup> 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 8<sup>th</sup> Street and North McDowell Street for the proposed building.
  - An eight-foot planting strip and eight-foot sidewalk will be constructed on East 8<sup>th</sup> Street and

- North McDowell Street.
- Three stories and 50-foot height maximum for the proposed building to be located at the intersection of East 8<sup>th</sup> 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 8<sup>th</sup> Street.
- The existing playground area will be relocated internal to the site closer to the school.
- A note that prohibits service entries from being located along the property line of the existing residential homes.
- Detached lighting limited to 20 feet in height.
- New parking lot screening shrubs along North McDowell Street.
- **Existing Zoning and Land Use**
  - Approximately 4.5 acres of the subject site was rezoned from UR-2 (urban residential) and B-2 (general business) to UR-2(CD) (urban residential, conditional) via petition 1999-035 in order to allow a private parochial school for up to 500 students. The approved site plan prohibited temporary structures, such as mobile classrooms, from being on the site for more than one year after the opening of the school. A subsequent site plan amendment (petition 2000-158) was approved to essentially accommodate the same request for establishment of a private parochial school with up to 500 students, but to allow temporary structures until September 1, 2004. The school was built in 2003 and currently exists on the site.
  - The remainder of the site is zoned UR-1 (urban residential) and developed with a single family home and office for the school.
  - To the north are a variety of residential housing types (attached and detached), retail, and a religious institution (United House of Prayer for All People), located in the First Ward neighborhood and zoned UR-2 (urban residential), UR-3(CD) (urban residential, conditional) and UR-C (urban residential - commercial).
  - To the east is Interstate 277.
  - South and west of the subject site are single family homes, multi-family residences, and a religious institution (Little Rock A.M.E. Zion Church) zoned UR-1 (urban residential), UR-C (urban residential – commercial) and MUDD (mixed use development).
  - See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
  - There have been no rezonings in the area in recent years.
- **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.
  - See Outstanding Issues, Note 3.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 452 trips per day (based on 500 students and 2 residential dwelling units).
      - Entitlement: 454 trips per day (based on 500 students and 4 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 8<sup>th</sup> Street, and six-inch and 12-inch water mains along North Myers Street. An eight-inch sewer main is located along East 8<sup>th</sup> 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.

#### **OUTSTANDING ISSUES**

##### Site and Building Design

1. Provide a detail and note the proposed building materials.
2. Annotate the key elements on the rendering of the new building.

##### Transportation

3. CDOT is planning to widen the existing bike/pedestrian path located on the northeast part of the site, between McDowell and Myers Streets, to 16 feet. Therefore, CDOT requests that the petitioner dedicate an easement around the current pathway for expansion.

#### **REQUESTED TECHNICAL REVISIONS**

##### Site and Building Design

4. Increase the height of detached lighting from 20 feet to 21 feet to match industry standards.
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#### **Attachments Online at [www.rezoning.org](http://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 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