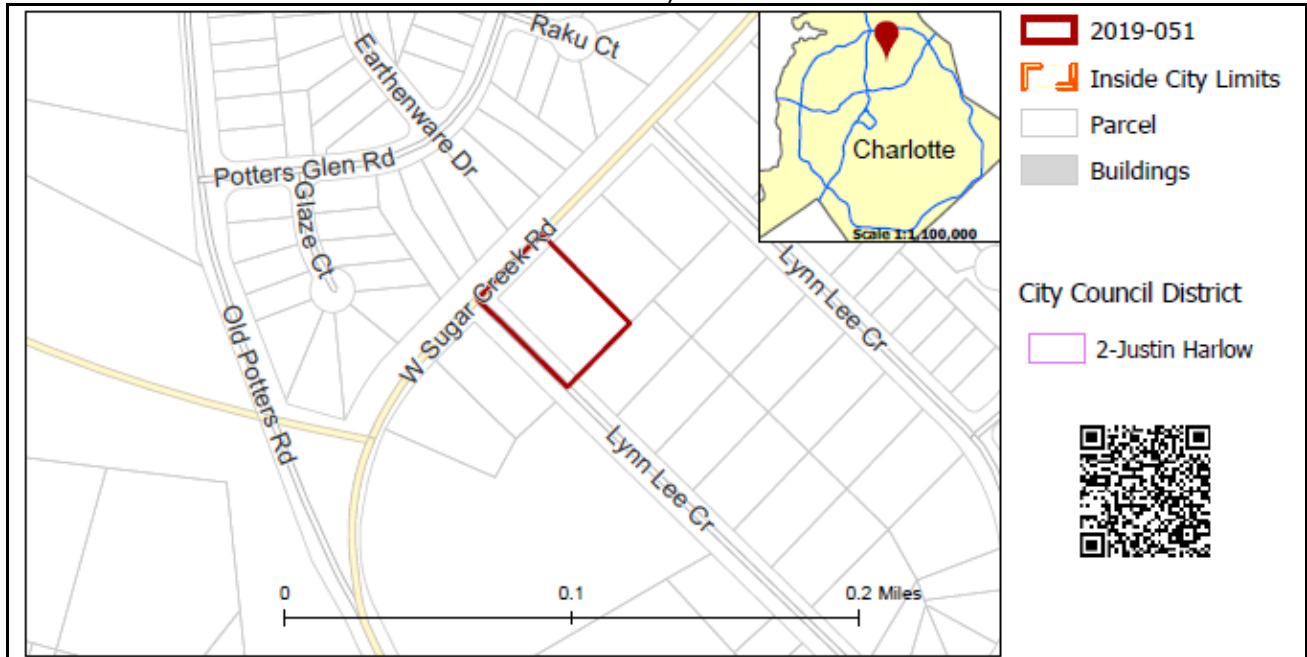


REQUEST

Current Zoning: R-3 (single-family residential)
Proposed Zoning: INST(CD) (institutional, conditional)

LOCATION

Approximately 0.66 acres located on the east side of West Sugar Creek Road at Lynn Lee Circle.



SUMMARY OF PETITION

The petition proposes to allow a childcare center to accommodate up to 40 children in an existing residential structure for after-school care only.

**PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE**

Joyce M. Green
Joyce M. Green
N/A

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *Northeast District Plan* which recommends single family land uses.

Rationale for Recommendation

- The request is for the expansion of an existing use on the subject rezoning site.
- The site is located on West Sugar Creek Road, an existing major thoroughfare.
- Although the proposed institutional use is inconsistent with the residential land use recommendation in the district plan, locations for new institutional uses are not typically identified within adopted plans.
- Instead, these uses are considered on a case-by-case basis, taking into account the compatibility of the specific use with the

surrounding development.

- Expansion of the existing childcare center is considered compatible with neighboring residential development as the existing home and residential character will be retained.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from single family land use at four dwelling units per acre to institutional land use to allow a childcare center.

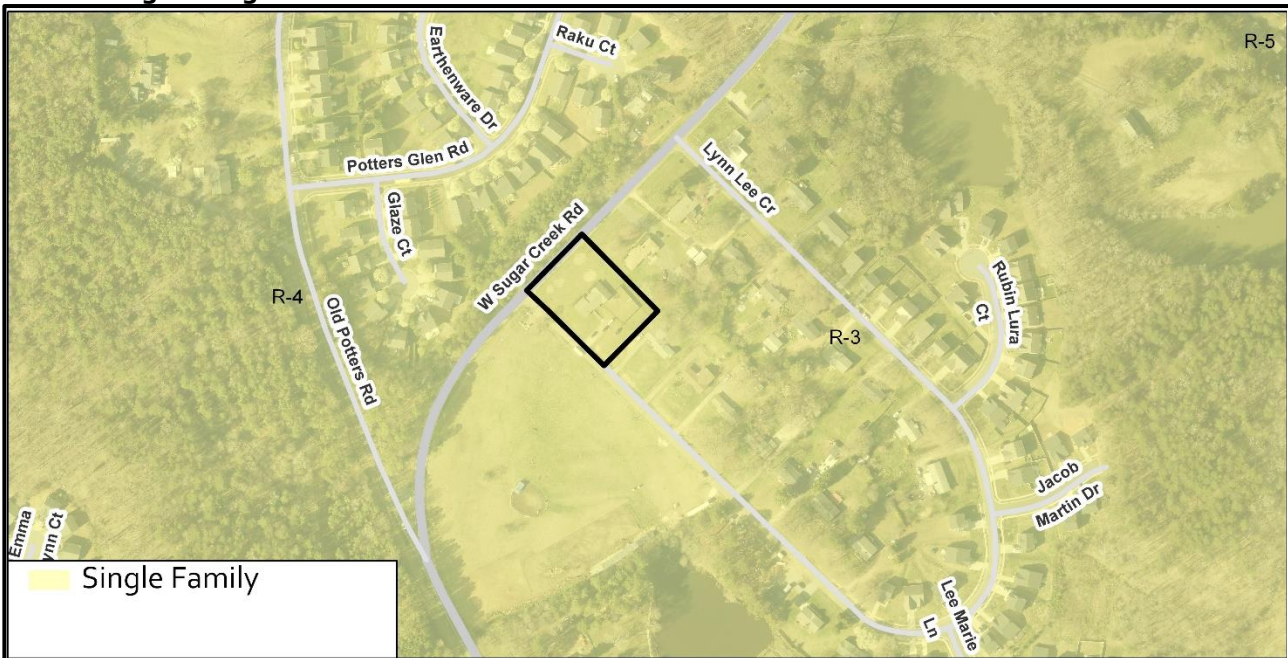
PLANNING STAFF REVIEW

• Proposed Request Details

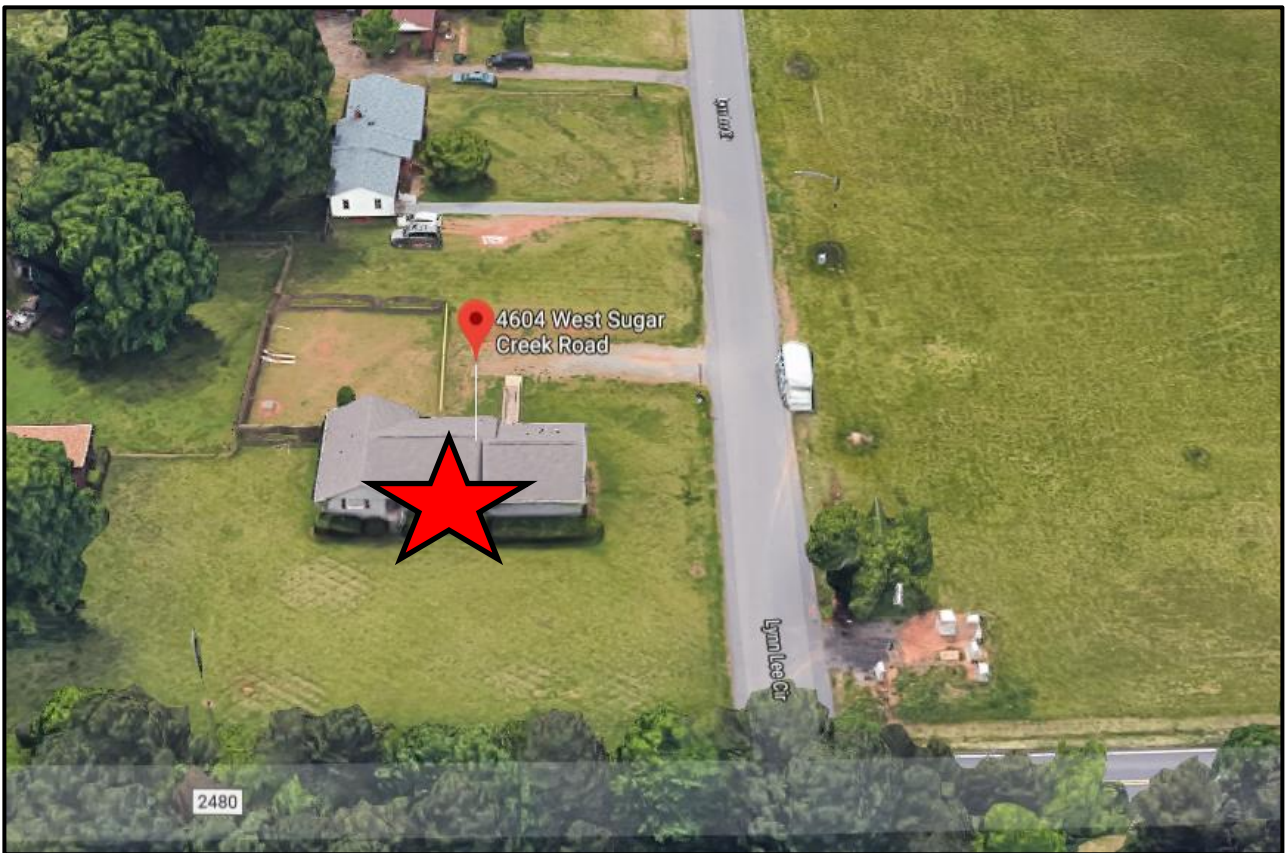
The site plan accompanying this petition contains the following provisions:

- Re-use of existing single-family home for a childcare center for up to 40 children.
- Provides a 14-foot buffer to abutting residential homes.
- Maximum building height of 40-feet.
- Outdoor play space provided to rear of site.
- Commits to constructing a six-foot sidewalk along West Sugar Creek Road and Lynn Lee Circle frontage.
- Dedicating right-of-way along Sugar Creek Road.
- Childcare centers subject to the regulations of Section 12.502.

• Existing Zoning and Land Use



The subject property is developed with a single-family home. The surrounding land uses are residential.



The subject property is developed with a single-family home.



The property to the north along Potters Glen Road is developed with single-family homes.



The property to the west along Lynn Lee Circle is undeveloped.

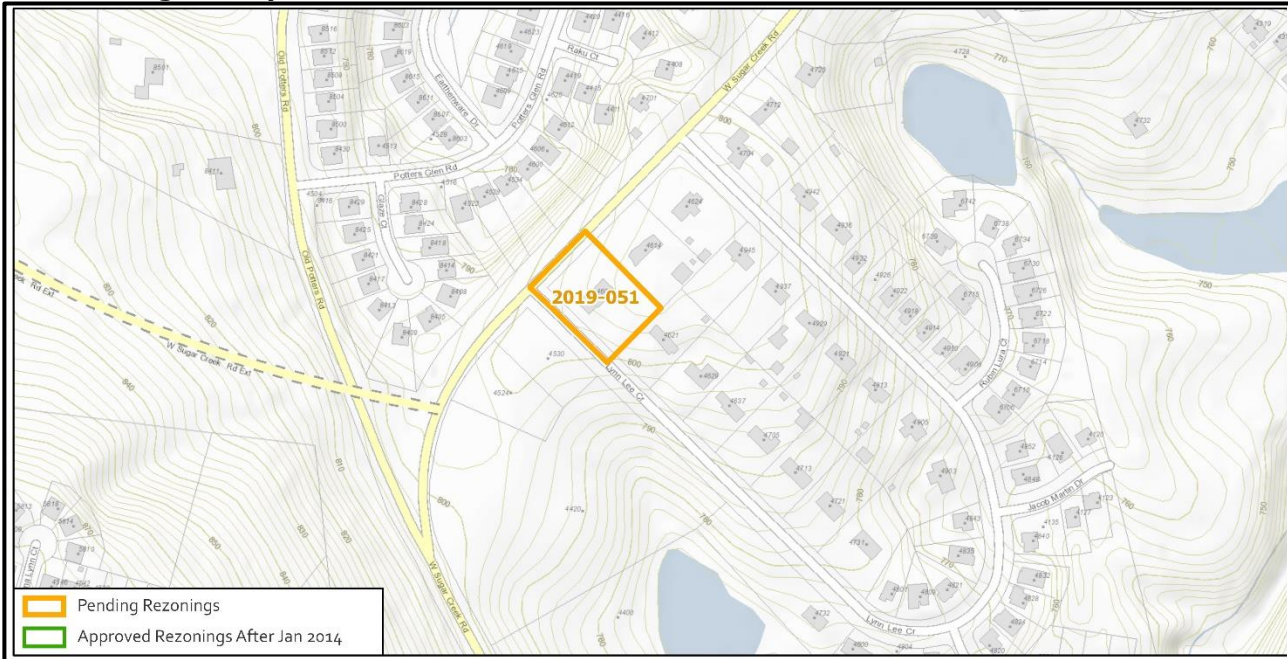


The property to the south along Lynn Lee Circle is developed with single-family homes.



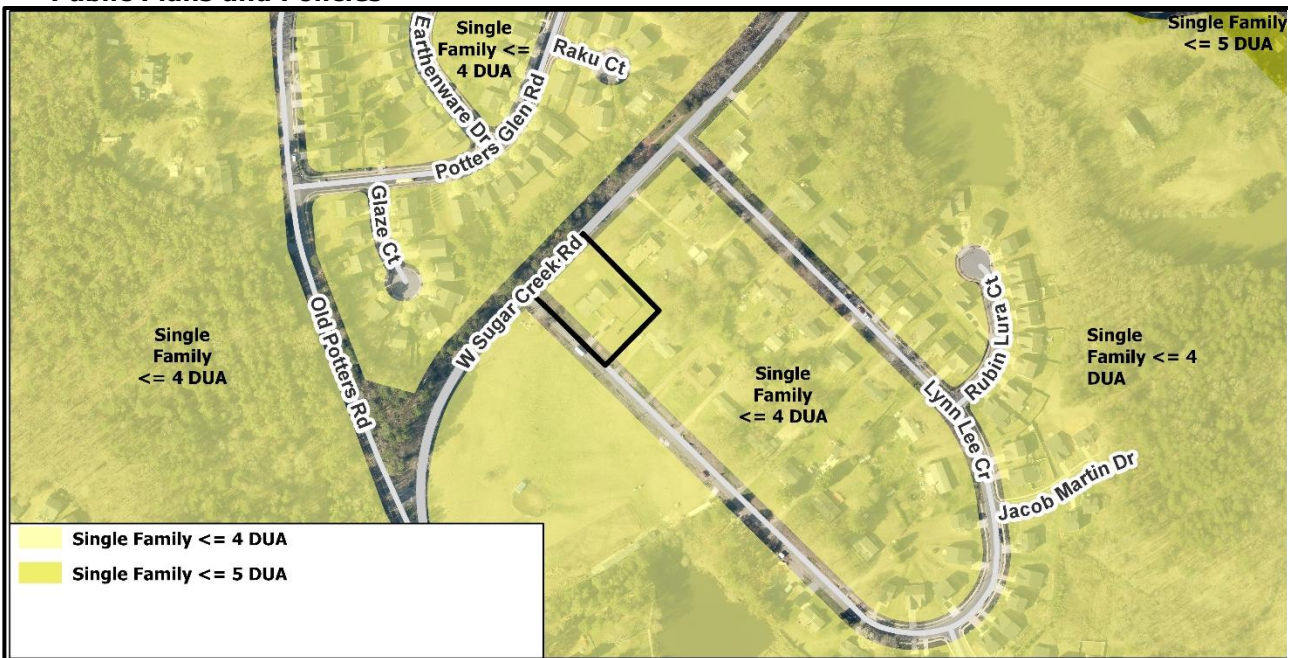
The property to the east along West Sugar Creek Road is developed with single-family homes.

• Rezoning History in Area



There have not been any rezonings in the vicinity in recent years.

• Public Plans and Policies



- The *Northeast District Plan* (1996) recommends single family residential land uses at up to four units per acre.
- **TRANSPORTATION CONSIDERATIONS**
 - This site is at an unsignalized intersection of West Sugar Creek Road and Lynn Lee Circle. The site plan commits to constructing a sidewalk along West Sugar Creek Road and Lynn Lee Circle frontage. In addition, the petitioner is dedicating right-of-way along Sugar Creek Road.
 - No outstanding issues.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on single-family dwelling).
 - Entitlement: 10 trips per day (based on single-family dwelling).
 - Proposed Zoning: 100 trips per day (based on 2,100 square foot daycare center).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues. See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Lynn Lee Circle. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Lynn Lee Circle. No outstanding issues. See advisory comments at www.rezoning.org
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

Attachments Online at www.rezoning.org

Planner: Michael Russell (704) 353-0225