

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-093

Property Owner: Charlotte-Mecklenburg Schools

Petitioner: Charlotte-Mecklenburg Schools

Location: Approximately 17.32 acres located on the north side of N. Tryon Street and the west side of W. Craighead Road.

Center, Corridor or Wedge: Corridor

Request: INST (CD), institutional, conditional to INST, institutional

Note: **The petitioner is requesting a decision on the same night as the public hearing.**

Summary

This rezoning seeks to rezone approximately 17.32 acres to INST to allow for the placement of additional mobile classrooms and restroom mobile units on the Highland Renaissance Academy's school campus.

Consistency and Conclusion

This request is consistent with the amended *Central District Plan* and the *Northeast Transit Corridor Station Area Concept* for future institutional uses on the subject property. Therefore, this petition is considered consistent with the adopted plans and appropriate for approval.

Existing Zoning and Land Use

The subject parcel currently contains the Highland Renaissance Academy (elementary school), and is zoned INST(CD). The historic Rosedale Plantation is immediately adjacent to the west of the subject property. A mixture of residential uses zoned R-22MF and R-12MF are located to the north. Retail and office uses, zoned B-1, B-2, and B-2(CD), are located to the south along N. Tryon Street, as well as several vacant properties.

Rezoning History in Area

Rezoning petition #2000-013 rezoned the property from I-1(CD) to INST(CD) in 2000.

Public Plans and Policies

Central District Plan (1993). The *Central District Plan* recommends commercial uses for the front portion of the site and multi-family residential uses for the rear of the site. The *Central District Plan* was updated in 1994 by a rezoning to permit industrial uses on this site. More recently, petition #2000-013 updated the industrial land use recommendation to institutional.

Northeast Transit Corridor Station Area Concept. The *Transit Station Area Principles* that are part of the *General Development Policies* apply to the site, as the front portion of the site is within a ½ mile radius of a proposed Northeast Corridor Light Rail Transit Station at 36th Street and the NCRRL rail line. The back portion of the site is out of the ½ mile radius. The *Transit Station Area Principles* encourage a mixture of complementary transit-supportive uses and increased land use intensity for a portion of this site.

The station area concept completed as part of the Northeast Transit Corridor DEIS (Draft Environment Impact Statement) recommends a continued institutional use for this property.

Proposed Request Details

This rezoning seeks to rezone the school site to Institutional to allow for the placement of additional mobile classrooms and restroom mobile units on the Highland Renaissance Academy's school campus, now and in the future.

Public Infrastructure

Traffic Impact / CDOT Comments. The following comment is critical to CDOT's support of the rezoning petition:

- The mobile classrooms will likely require additional vehicle stacking for student drop-off/pick-up functions in accordance with NCDOT requirements. This item along with any impacts to internal circulation and parking will be reviewed and addressed as part of the building/driveway permit process.

CATS. CATS requests the petitioner to maintain the existing CATS bus stop on Craighead Road (CATS Stop ID #43885).

Storm Water. Storm water services noted that there have been no downstream complaints. However, this site drains to a stream listed as impaired by the NC Division of Water Quality.

Outstanding Issues

Land Use. This request is consistent with the amended *Central District Plan* and the *Northeast Transit Corridor Station Area Concept* for institutional uses on the subject property.

Site plan. A site plan is not required for a rezoning to a by-right Institutional zoning designation.