

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2007 -116**

**Property Owner:** Richard & Nancy McKinney

**Petitioner:** Srini Mannava

**Location:** South side of the Plaza between Aintree Road and Glenfiddich Drive

**Center, Corridor or Wedge:** Corridor

**Request:** R-4 single family residential up to 4 dwelling units per acre to INST institutional conditional.

### **Summary**

This petition proposes to rezone approximately 0.67 acres located on the south side of The Plaza between Aintree Road and Glenfiddich Drive from R-4 single family residential to INST institutional conditional. That will accommodate a daycare facility with up to thirty four children in an existing structure.

### **Consistency and Conclusion**

The *East District Plan* recommends single family land uses at a density of 4 dwelling units per acre. The *East District Plan* does not provide a specific land use recommendation for institutional land uses, but a daycare center can be considered compatible with single family residential development. Staff recommends approval upon resolution of outstanding issues.

### **Existing Zoning and Land Use**

The subject property is zoned R-4 which has a developed single family home. The properties to the north are zoned R-17MF and R-9MF, which are developed with multi-family uses. The properties to the south, east and west are zoned R-4, which are developed with single family homes.

### **Rezoning History in Area**

There have been no rezonings in the area for the last three years.

### **Public Plans and Policies**

*Eastside Strategy Plan (2001)* does not include any specific land use recommendations for the subject property.

*East District Plan (1990)* recommends single land uses at a density of 4 dwelling units per acre.

## **Proposed Request Details**

The site plan accompanying this petition proposes using an existing single family structure for a day care facility. The structure is 1,990 square feet and proposes to allow a total of thirty four children to attend.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This site could generate approximately 20 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 200 trips per day. This will have a minor impact on the surrounding thoroughfare system.

**CATS.** CATS did not comment on this petition.

**Storm Water.** Downstream complaints consist of erosion and blockage. This site drains to a stream listed as impaired by the NC Division of Water Quality. No additional requirements are needed at this time

**LUESA.** The Mecklenburg County Water Quality Program cannot support the rezoning of the subject property unless the comments and/or ordinances are implemented and appear on any revised site plans as notes and/or schematics. All built upon area/impervious area must be outside the S.W.I.M. buffer except transportation links approved by Charlotte-Mecklenburg Planning Commission in accordance to the City of Charlotte Zoning Ordinance Chapter 12, Part 8- Surface Water Improvement and Management (S.W.I.M.) Stream Buffers.

## **Outstanding Issues**

**Land Use.** The *East District Plan* recommends single family land uses at a density of 4 dwelling units per acre. However, land use plans do not provide specific land use recommendations for institutional land uses, but a daycare center is considered compatible with single family residential development.

**Site plan.** The following site plan issues are outstanding:

- Existing structure accessory structure needs to be moved out of the setback. Or the existing structure needs to be removed from the site.
- Swim Buffer was measured incorrectly on the site plan. Adjust required parking that is currently shown in the SWIM buffer.