

**ZONING COMMITTEE
RECOMMENDATION
December 3, 2007**

Rezoning Petition No. 2007-134

Property Owner: Charlotte Housing Authority

Petitioner: Charlotte Housing Authority

Location: Approximately 7.75 acres located on the southwest corner of West Boulevard and Clanton Road

Center, Corridor or Wedge: Wedge

Request: NS, neighborhood services to O-2 (CD), office conditional district

Action: The Zoning Committee voted unanimously to **APPROVE** this petition with the following modification:

- A note, approved by staff, addressing the screening along West Boulevard will be added to the site plan.

Vote:

Yeas:	Howard, Johnson, Lipton, Loflin, Randolph, and Sheild
Nays:	None
Absent:	Rosenburgh
Recused:	None

Summary of Petition

The Charlotte Housing Authority is requesting a site plan amendment in order to develop a childcare center with a maximum of 32,000 square feet and 50,000 square feet of office uses.

The site plan associated with this petition includes the following notes:

- Large expanses of solid walls exceeding 20 linear feet will be avoided through the introduction of articulated facades and other specially designed architectural elements.
- Dumpsters will be screened with opaque walls with one side being a hinged opaque gate. Rear walls of the buildings may count as an opaque wall.
- Roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties.
- The maximum height of any freestanding lighting will not exceed 25-feet.

- All parking lot lighting will be capped and downwardly directed and shielded.
- Pedestrian scale lighting will be more than 15-feet in height and will be provided along all public and private streets.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed this petition noting that the petitioner had addressed all of the outstanding site plan issues. The Committee discussed the petition and asked staff about the building materials, setbacks, and buffers along West Boulevard. The rules were suspended to allow Mr. John Fryday why the site plan did not show more details. Mr. Fryday stated that he actually had two clients: Charlotte Housing Authority, the property owner; and Thompson's Children's Home the tenant on parcel B. At this time Thompson's has a specific development program for parcel B; however, the Housing Authority does not have a specific plan for parcel A. For this reason, the site plan shows more details for parcel B.

The Committee asked if only parcel B could be rezoned. Mr. MacVean responded that do so would change the previously approved site plan for the entire site and parcel A would be undevelopable under that plan.

The site plan shows a large parking lot along West Boulevard and the Committee asked if a larger setback would be possible. Mr. Fryday responded that in designing parcel A the focus was on the building location and the area that was left was used for parking. He indicated that he would be willing add a note to the site plan increasing the setback from 10-feet to 20-feet and allow the use of walls, berms, and/or fences to screen the parking.

Statement of Consistency

Upon a motion made by Commissioner Lipton and seconded by Commissioner Sheild the Zoning Committee unanimously found this petition to be consistent with the *West Boulevard Corridor Plan* and reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Randolph and seconded by Commissioner Sheild the Zoning Committee voted unanimously to recommend APPROVAL of this petition with a note, approved by staff, addressing the screening along West Boulevard.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.

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Minority Opinion¶**

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The minority of the Zoning Committee was not comfortable with the possibility of the office building being four (4) stories.¶

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