

PRE-HEARING STAFF ANALYSIS

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

Summary

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.

Consistency and Conclusion

The proposed rezoning is not consistent with objectives of the *West Boulevard Corridor Plan* however the addition of office to the area will provide an opportunity for community services. Therefore, upon resolution of the outstanding site plan issues this petition is considered appropriate for approval.

Background

The property was zoned NS in 1999 (petition 99-97) allowing a neighborhood shopping center with two outparcels and a maximum of 51,000 square feet of floor area. The conditions on the property relate to the driveway locations, buffers, setbacks, and signs.

Existing Zoning and Land Use

The properties to the west and south are zoned a combination of R-17MF, multi-family and R-22MF, multi-family and are occupied by a library or are vacant. The properties to the north and east across Clanton Road are zoned a combination of R-8, single family and R-5, single family and are occupied by single-family dwellings.

Rezoning History in Area

In 2002, the property on the northeast corner of Donald Ross Road and West Boulevard was rezoned from R-22MF and O-2 to INST (CD) by petition 2002-42. The purpose of the rezoning was to accommodate the development and operation of a YMCA facility. Other than the YMCA

rezoning and the 1999 petition on the subject property, several rezonings from higher density residential districts to less dense districts in the Reid Park neighborhood were approved in 1993 as part of the implementation of the Central District Plan. A nearby rezoning to R-8MF(CD) for a day care center was approved in 1995.

Public Plans and Policies

The *West Boulevard Corridor Plan* recommends commercial land uses on this site.

The *General Development Policies* provide design guidelines for retail oriented centers to ensure new development enhances the surrounding community.

Proposed Request Details

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

- Uses are limited to 32,000 square feet for a childcare center and up to 50,000 square feet for office uses.
- 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.

The site plan also shows the property with two building envelopes with the following notes:

Envelope “A”

- Maximum footprint 25,000 square feet
- Maximum gross floor area 50,000 square feet
- Maximum height of 40-feet
- Use will be limited to office uses.

Envelope “B”

- Maximum footprint 22,000 square feet
- Maximum gross floor area 32,000 square feet
- Maximum height of 40-feet
- Use will be limited to a child day care with incidental or accessory uses.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT has no remaining transportation issues with this petition.

CATS. CATS did not comment on this petition.

Storm Water. Storm Water comments have been addressed.

School Information. This petition will not impact the school system.

Outstanding Issues

Land Use. The proposed rezoning to O-2 CD is not consistent with objectives of the *West Boulevard Corridor Plan* which recommends commercial uses on this site provided the site plan and building design meet adopted policy guidelines.

Site plan. The following site plan issues are outstanding:

- The building footprint, parking layout and building elevations should be shown.
- 17.5 % of the site should be designated as tree save area.
- Storm Water detention and water quality ponds should not be located between the buildings and the streets. These facilities should be shown on the plan.
- The proposed private drive should be a public street.
- 6-foot sidewalks and 8-foot planting strips should be provided along all roads.