

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 -037

Property Owner: Lena H. McAnulty c/o Joyce M. Perry

Petitioner: The Charlotte Mecklenburg Board of Education

Location: Approximately 12.87 Acres located on Salome Church Road, near the intersection of Mallard Creek Road

Request: CC commercial center, conditional to INST institutional conditional

Summary

This petition proposes to rezone approximately 12.87 acres located on the west side of Salome Church Road, south of Mallard Creek Road from CC, commercial center, conditional to INST, institutional conditional to accommodate a future school facility.

Consistency and Conclusion

The *Northeast Area Plan* does not recommend an institutional use at this location. However schools are considered compatible with residential and retail uses. The proposal can be considered consistent with the *Northeast Area Plan* recommendation of a mixture of residential and retail uses. Therefore this petition is considered appropriate for approval, upon resolution of outstanding site plan issues.

Existing Zoning and Land Use

The properties across the street from the site are zoned R-3 and are either vacant or are developed with single family homes. The parcels southeast of the site on Salome Church Road are zoned MX-2 and CC and are vacant or single family in nature. A small amount of R-12 MF is located at the intersection of Mallard Creek Road and Salome Church Road.

Rezoning History in Area

The properties located southeast of the site on Salome Church Road were rezoned to MX-2 and CC in 1999 (99-33C) for 1172 attached housing units and 107,000 square feet of retail/office space with an overall residential density of 9.89 units per acre. A petition for 26.63 acres across Salome Church Road was approved last month for a church.

Public Plans and Policies

Northeast Area Plan (2000). The *Northeast Area Plan* recommends a mixture of uses that includes residential (up to 8 dwelling units per acre) and retail (not to exceed 100,000 square feet) uses for this site. This site was originally intended to accommodate the retail uses.

Proposed Request Details

The site plan accompanying this petition shows a new elementary school with primary access from Mallard Roost Road.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 7,100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,000 trips per day. This will have a minor impact on the surrounding thoroughfare system.

Note: For clarity, the leg of Mallard Creek Road that runs from Salome Church Road eastward into Cabarrus County will be referred to as Union School Road, its' name further east of the Salome Church/Mallard Creek intersection.

CATS. CATS requests that the developer construct sidewalks with curb and gutter along Salome Church Road

Storm Water. Storm Water has downstream complaints consist of flooding. They are requesting that the petitioner convert to a conditional plan to add the requested notes provided to us.

Outstanding Issues

Land Use. The *Northeast Area Plan* does not specifically recommend an institutional land use at this location, however schools' are considered compatible with residential and retail uses and the proposal can be considered consistent with the *Northeast Area Plan* recommendation of a mixture of residential and retail uses.

Site plan.

Staff has just received this site plan. Comments from other departments are forth coming.

- The buffer along the west side adjoining the existing single family should be label as a undisturbed Class C Buffer.