

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-39

Property Owner: Charlotte Mecklenburg Board of Education

Petitioner: A. B. Ansaldo

Location: Approximately 50.27 acres located south of Belmeade Drive, about one mile south of Mount Holly Road

Request: MX-3 (Innovative) (LWPA), mixed use innovative to MX-3 SPA (innovative), mixed use innovative site plan amendment (LWPA) institutional all within the Lake Wylie Protected Area

Summary

This petition proposes to rezone the property for the development of a school and to add a driveway to future Belmeade Drive.

Consistency and Conclusion

This proposal is consistent with adopted plans and recommended for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The property to the northwest is zoned I-2 (CD) (petition 1993-28C) and is a part of the Clariant Corporation complex. The properties to the south and a portion of the properties across Belmeade are zoned MX-3 (innovative) (petition 2005-77) and are part of the Whitewater development. The remaining properties across Belmeade Drive are zoned R-3, single family residential. The majority of the properties are either vacant or developed as single-family residential.

Rezoning History in Area

The most recent rezoning in the immediate area was 2005-77 for Crosland's Whitewater Development which included the petitioned site. The rezoning consisted of 642 acres and includes residential, office, and commercial components as well as the school site.

Public Plans and Policies

Northwest District Plan (adopted 1990) recommends office/light industrial land uses. However, the district plan was amended by a previous rezoning on this site to MX-3 approved in 2005. The rezoning allows for a mix of uses including residential, office, and retail as well as school sites.

Proposed Request Details

The site plan accompanying this petition shows the proposed site with two access points from Belmeade and from a new public road to be constructed by the school system. Two access points across the Duke Power right-of-way and gas line easement have been eliminated and one new access has been added to Belmeade.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 3,000 trips per day as currently zoned and will remain the same under the proposed zoning. The traffic impacts of this site were evaluated with the Whitewater development under the existing zoning/conditional site plan (2005-077). All transportation impacts will be mitigated with required improvements that are phased with the development. This proposed rezoning will have no additional impact on the surrounding thoroughfare system provided that driveway/access issues are addressed. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- The existing conditional site plan (2005-077) for this property allows only one driveway/street connection to Belmeade Drive. We are in support of the request for an additional driveway access to Belmeade Drive provided that the resulting driveway and internal operation of the two school sites results in a separation of left-turn movements by driveway into and out of each school's main parking areas.
- According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte. CDOT has determined that a left-turn lane is necessary to serve the traffic using each proposed public street/private driveway connection(s) for this site. The engineering design and construction of the left-turn lanes are the responsibility of the owner and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. CDOT will only approve the proposed public street/private driveway connection(s) provided that left-turn lanes are constructed on Belmeade Drive (relocated). We recommend the rezoning plan reflect the design of this required left-turn lanes prior to submittal/approval of the public street/private driveway connection(s). These roadway improvements are required to meet the traffic demands of the proposed development. The left-turn lanes should be designed with a minimum 150 feet of storage, a 15:1 bay taper and 45/35:1 through lane tapers.
- The existing conditional site plan (2005-077) for this parcel requires a street connection/stub to the adjacent property to the west. This needs to be shown on the site plan.
- The Charlotte-Mecklenburg Schools' proposed public road, which extends from Belmeade Drive, needs to be shown as a collector with 60 feet of right-of-way. CDOT understands that

- This public road will be used as the primary entrance to the elementary school, and a collector width is necessary to provide separate left and right turn lanes at Belmeade Drive and left-turn lanes at the elementary school/Whitewater retail development driveways.

CATS. CATS did not have comments on this petition.

Storm Water. Storm Water Services request for quality improvements with peak/volume controls have been addressed.

Outstanding Issues

Land Use. This proposal to rezone the property from MX-3 SPA for a school is consistent with previously adopted plans. A rezoning petition approved in 2005 amended the *Northwest District Plan*. The site plan that accompanied this petition allows for a school at the subject location.

Site plan. The following site plan comments are outstanding:

- All CDOT comments should be addressed.