

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

### **Rezoning Petition No. 2007-060**

**Property Owner:** Public Library of Charlotte and Mecklenburg County

**Petitioner:** Public Library of Charlotte and Mecklenburg County

**Location:** Approximately 2.42 acres located on the east side of Beatties Ford Road between Gilbert Street and Holly Street.

**Center, Corridor or Wedge:** Wedge

**Request:** O-1(CD) PED, office, conditional, pedestrian overlay district and R-5, single-family residential to O-1(CD), and O-1(CD)(PED-O) SPA office, conditional, pedestrian overlay district, site plan amendment

### **Summary**

This petition proposes to rezone approximately 2.42 acres to allow a 5,000 square feet expansion of the library branch and a parking lot expansion. The library wishes to incorporate a vacant single-family lot to utilize for parking and buffering purposes.

### **Consistency and Conclusion**

The *West End PED Plan* (2005) endeavors to preserve and enhance existing neighborhoods. This petition proposes the elimination of a single-family lot. Although the request is not consistent with adopted plans and policies, staff understands the important role the library plays in supporting the community. Staff considers this request is appropriate for approval upon resolution of outstanding site plan issues.

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

The subject property is zoned a combination of O-1(CD) PED, office, conditional, pedestrian overlay district and R-5, single-family residential, and is occupied by a branch library and a vacant residential lot. The surrounding properties are zoned R-5, R-17MF and B-1. Property uses for these parcels include a religious institution, single-family homes, office and retail uses.

### **Rezoning History in Area**

The subject property was included in approximately 310.3 acres along Beatties Ford Road where a Pedestrian Overlay District was established by petition 2006-034 in April of 2006.

## **Public Plans and Policies**

This rezoning proposal is not consistent with either the *Central District Plan* (1993) or *West End PED Plan* (2005). The *West End PED Plan* updates the *Central District Plan*.

## **Proposed Request Details**

This petition proposes to rezone approximately 2.42 acres to allow a 5,000 square feet expansion of the library branch on the eastern side of the property, a parking lot expansion for 8 spaces, a new driveway and the landscape buffer on the lot currently zoned R-5.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT staff calculated the site could generate approximately 750 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. CDOT staff does not object to the current site plan.

**CATS.** CATS requested the petitioner preserve the existing bus stops located near the intersection of Beatties Ford Road and Gilbert Street (CATS Stop ID #02660). Furthermore, CATS asked the petitioner to construct a waiting pad per CATS Development Standards 60.01A.

**Connectivity.** Connectivity is not an issue for this site.

**Storm Water.** Storm Water Services staff noted that the site drains to a stream listed as impaired by the NC Division of Water Quality, but had no specific requests above and beyond current ordinance requirements.

**School Information.** This request will not impact the school system.

## **Outstanding Issues**

**Land Use.** There are no outstanding land use issues associated with this site.

**Site plan.** The following site plan issue is outstanding:

- Staff requests that fence be upgraded to a 6-foot solid brick wall along new eastern property line.